Land at Ayr Road, Gailes, Irvine

North Ayrshire Council – Call for Sites Submission

Development Opportunity

The site extends to approximately 14.93 acres (6.04 hectares) and occupies a sustainable edge-of-settlement location. An illustrative masterplan demonstrates the potential to deliver approximately 111 family homes within a landscape-led development incorporating retained tree belts, public open space and sustainable drainage infrastructure.

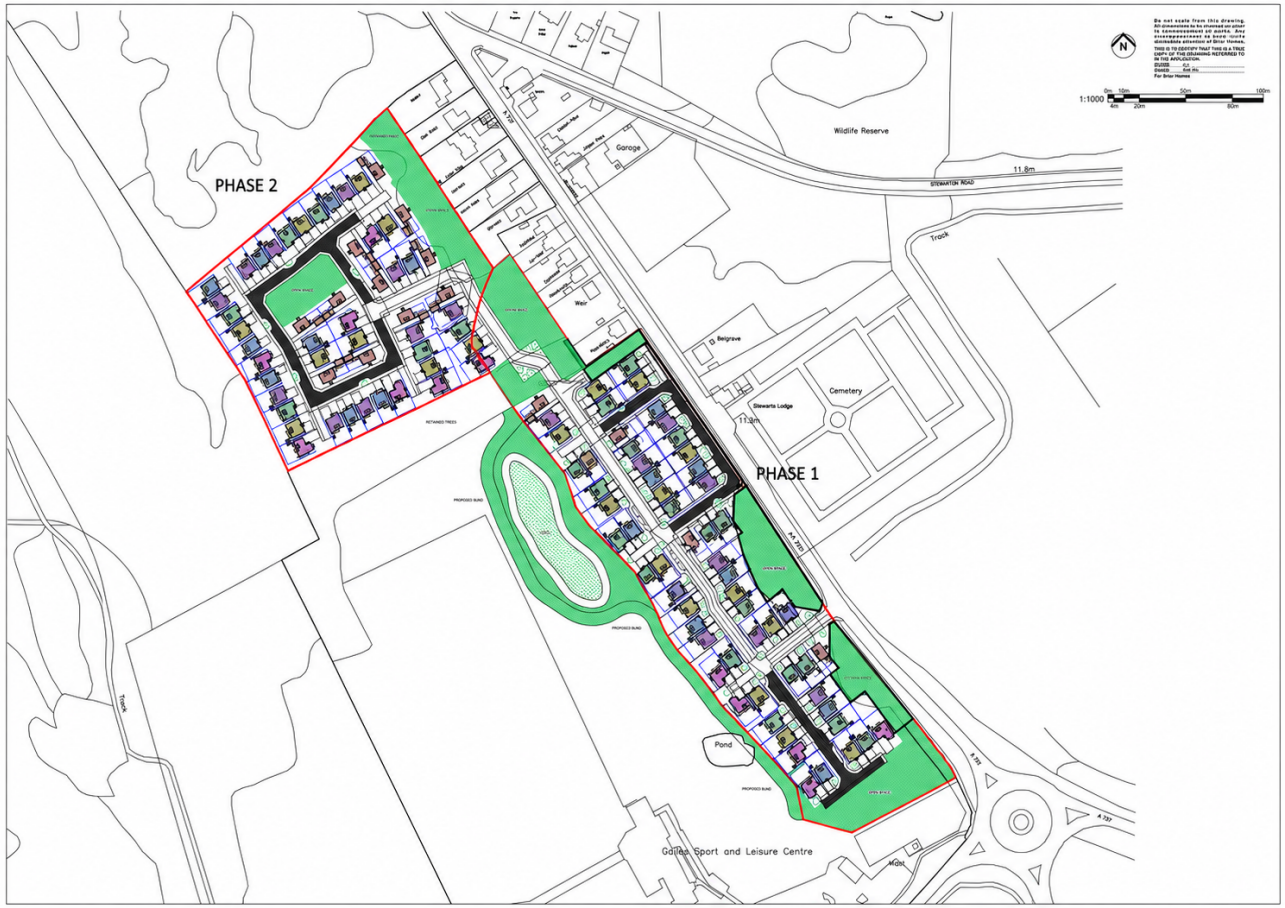
Phased Delivery

Phase 1: Approximately 59 homes together with the principal access, primary road network, landscaping, public open space and SuDS infrastructure.

Phase 2: Approximately 52 homes completing the northern section with additional landscaping, green infrastructure and internal connections.

Key Planning Benefits

- Logical extension to the existing settlement
- Landscape-led masterplan
- Retained green infrastructure
- Integrated SuDS and biodiversity enhancements
- Deliverable phased development
- Contribution to North Ayrshire housing land supply



Illustrative Masterplan