

Defence Land Opportunity

Ardeer,
Stevenston,
Ayrshire,
Scotland
KA20 3LJ

20 – 1,600 Acres

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SPENDING REVIEW

The Government's Spending Review of 11th June re-affirmed the commitment to the Strategic Defence Review.

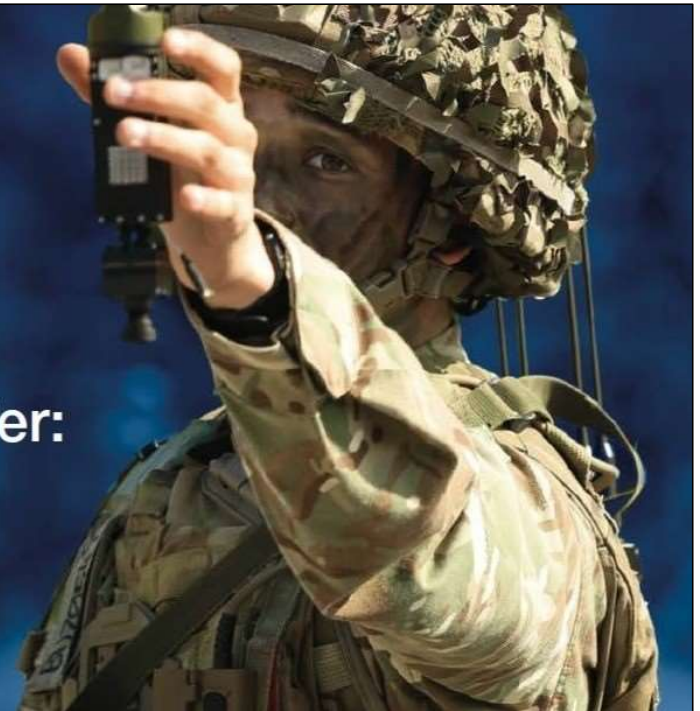
This includes a spend in excess of £33 billion across Nuclear, Directed energy weapons, Autonomous systems, Munitions and Infrastructure.

Whilst all may be applicable for Ardeer, specifically the £1.5 billion for at least six new energetics and munitions factories in the UK is particularly relevant given the site's location, scale, special planning status and history.

Strategic Defence Review

**Making Britain Safer:
secure at home,
strong abroad**

2025



LOCATION

The property is situated adjacent to the A78 dual carriageway between Kilwinning and Irvine. This road provides a link to the M77 and wider motorway network.

Logistically connected:

Hunterston deep water port 12 miles,
Prestwick International Airport 14 miles,
Ayr port 18 miles,
Glasgow International Airport 23 miles.

Opportunity to re-establish rail-freight connection.

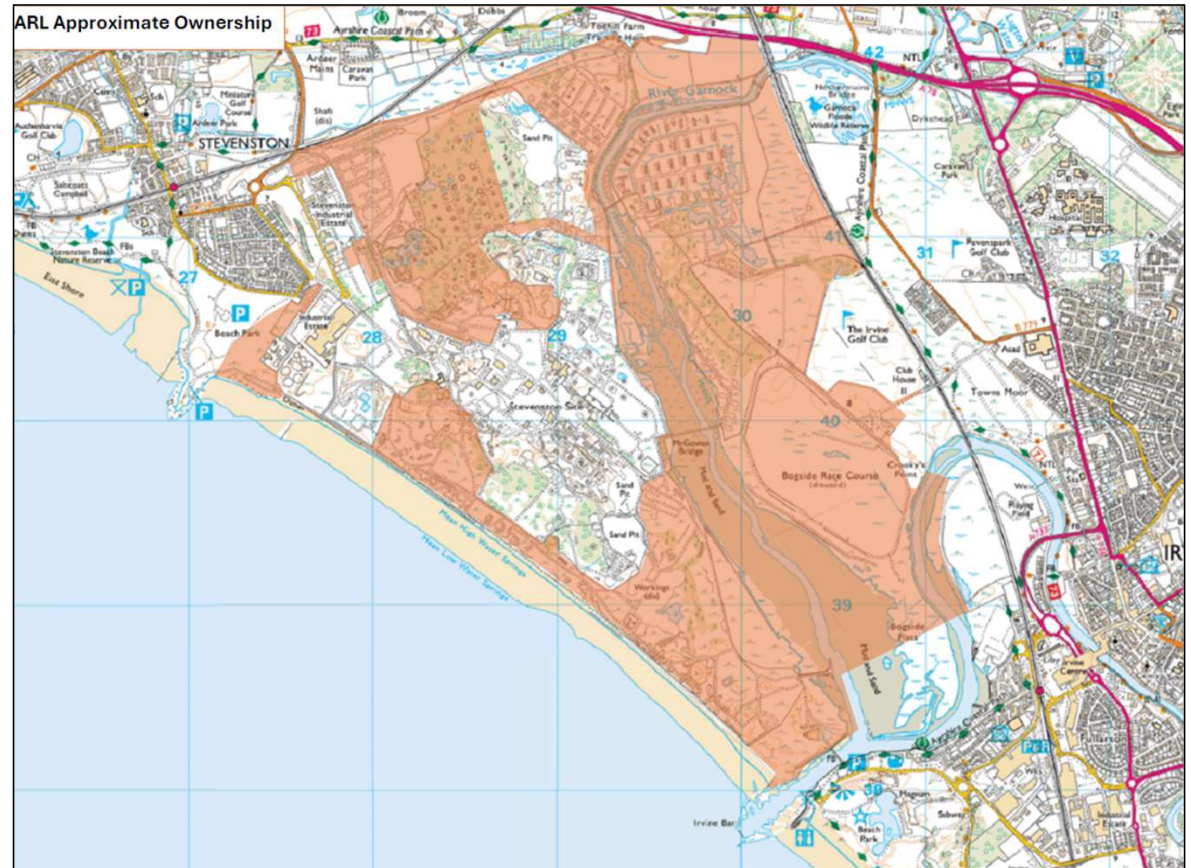
Kilwinning train station located 2.5 miles from the site offers regular services to Glasgow (35mins), Ayr (25mins) and Largs (30mins).



SCALE

The landholding as shaded brown opposite extends to 1,634 acres.

Sale of land between 20 and 1,634 acres available.



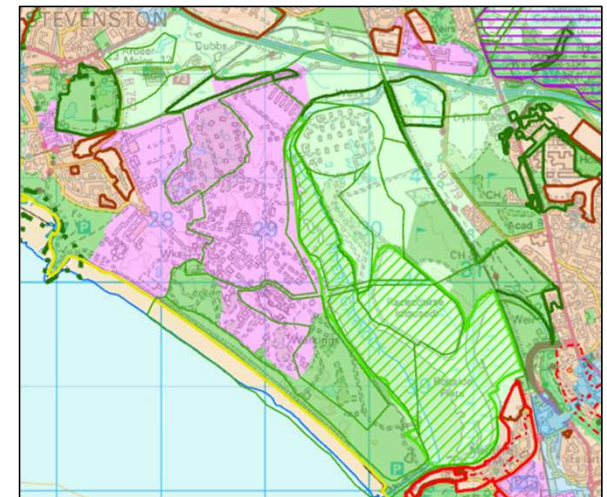
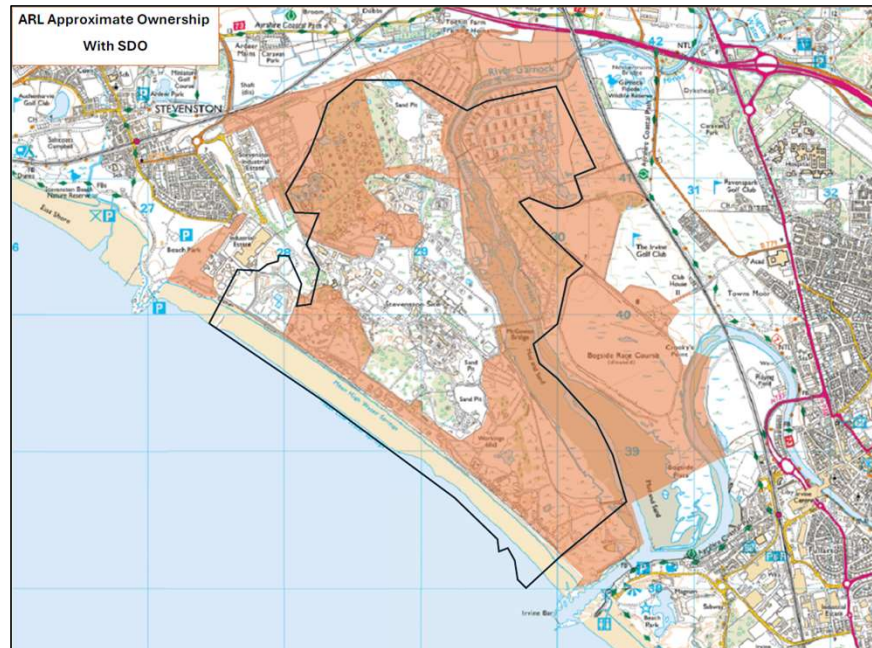
PLANNING

Over 600 acres of the landholding benefits from a Special Development Order (see black boundary opposite) which permits the construction of buildings without the need for planning with the exceptions of a large chimney stack, exceeding 120ft in height or involves retail, church or boarding school.

Outwith the SDO the LPA for the area is North Ayrshire Council.

Under the current Local Development Plan (LDP2) there are areas promoting Business & Industry most suitable for development as shaded pink together with Countryside with development potential as shaded green.

However, following the Scottish Government's National Planning Framework 4 document noting Ardeer as "a significant site for redevelopment" the emerging LDP3 seeks to allocate more land for B&I.



HISTORY

In 1871 Alfred Nobel established the country's first Dynamite factory. This grew to become the largest explosives factory in the world morphing into Imperial Chemical Industries.

At its peak this site employed 13,000 and diverged into many different chemical, explosive and munition production, test and storage areas.

The site boasted its own power station, rail system and loading wharf.

Except for what is now known as Chemring Energetics, Ardeer ceased operations in the 1990s.





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