

DM HALL
CHARTERED SURVEYORS

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FOR SALE PRIME RESIDENTIAL DEVELOPMENT SITE

'WALKERSTON' • 120-122 IRVINE ROAD • LARGS • KA30 8EY

Prime, elevated
position to the
south of Largs

High amenity
location opposite
Largs Golf Club

Exquisite views of the
Firth of Clyde, Arran,
Cumbrae and
Largs golf course

Short walk from
Largs Yacht Haven

Site area of 0.69
hectares (1.7 acres)

Planning for 34
executive apartments

Offers over £1.25m

LOCATION

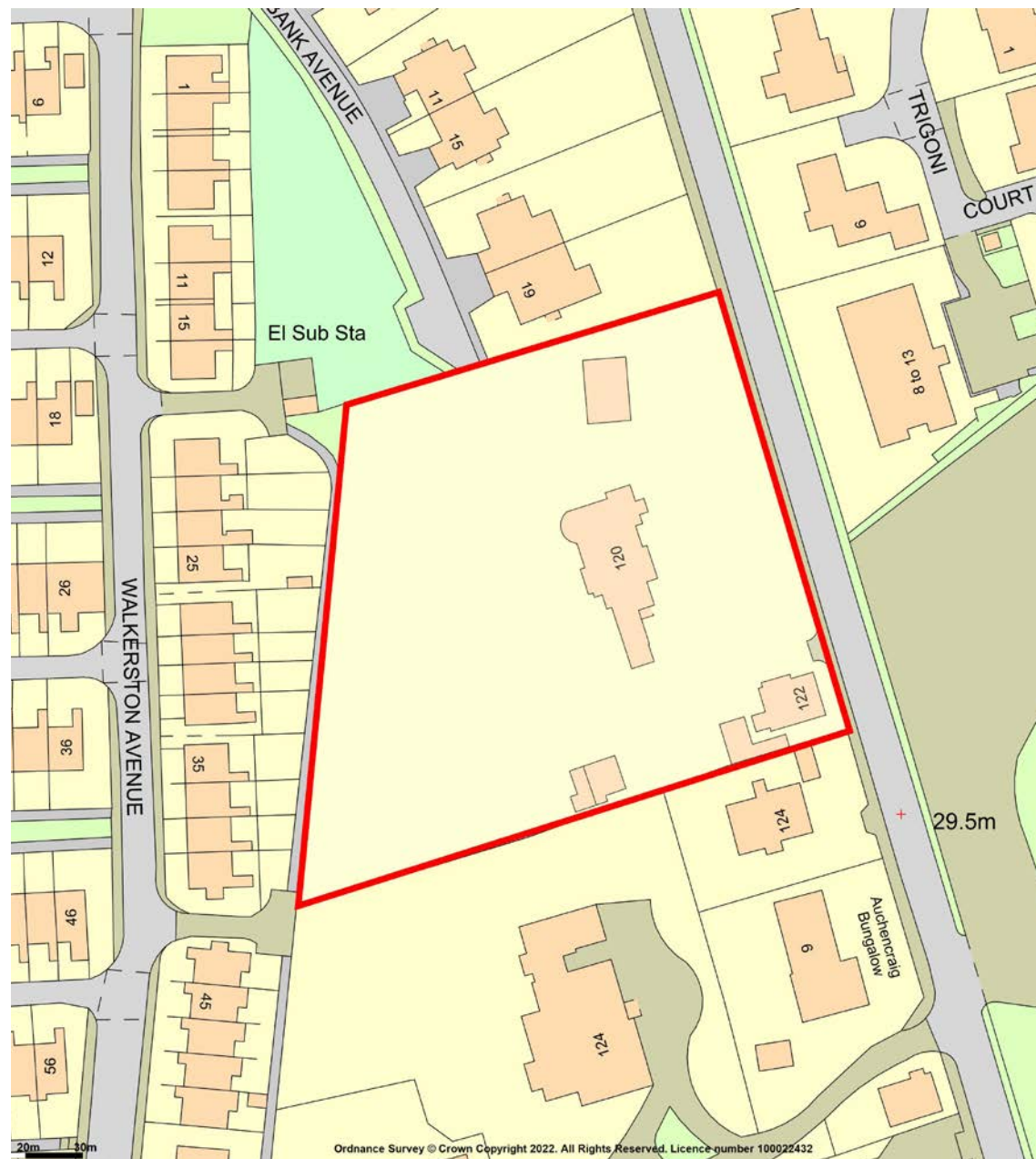
Irvine Road is the main road leading in to Largs from the south and is an established, high amenity locality with the property occupying a prominent, elevated position on its western side, opposite Largs Golf Course and with spectacular views down the Firth of Clyde to the Isles of Cumbrae and Arran.

Largs Yacht Haven is a short walk from the property and is a highly sought after berthing location as well as a popular food and drink destination being home to Scotts Bar & Restaurant and Bosuns Table & Deli.

Largs is a popular seaside town located within the North Ayrshire region in Southwest Scotland, around 32 miles south west of Glasgow and with a 50 minute drive time via the A760, A737 and M8. The town, which has a population in excess of 10,000 persons, is an area of high amenity with quality shopping, schooling and leisure facilities including the Inverclyde Sports Centre. Largs railway station, a short walk from the property, offers regular services to Glasgow.

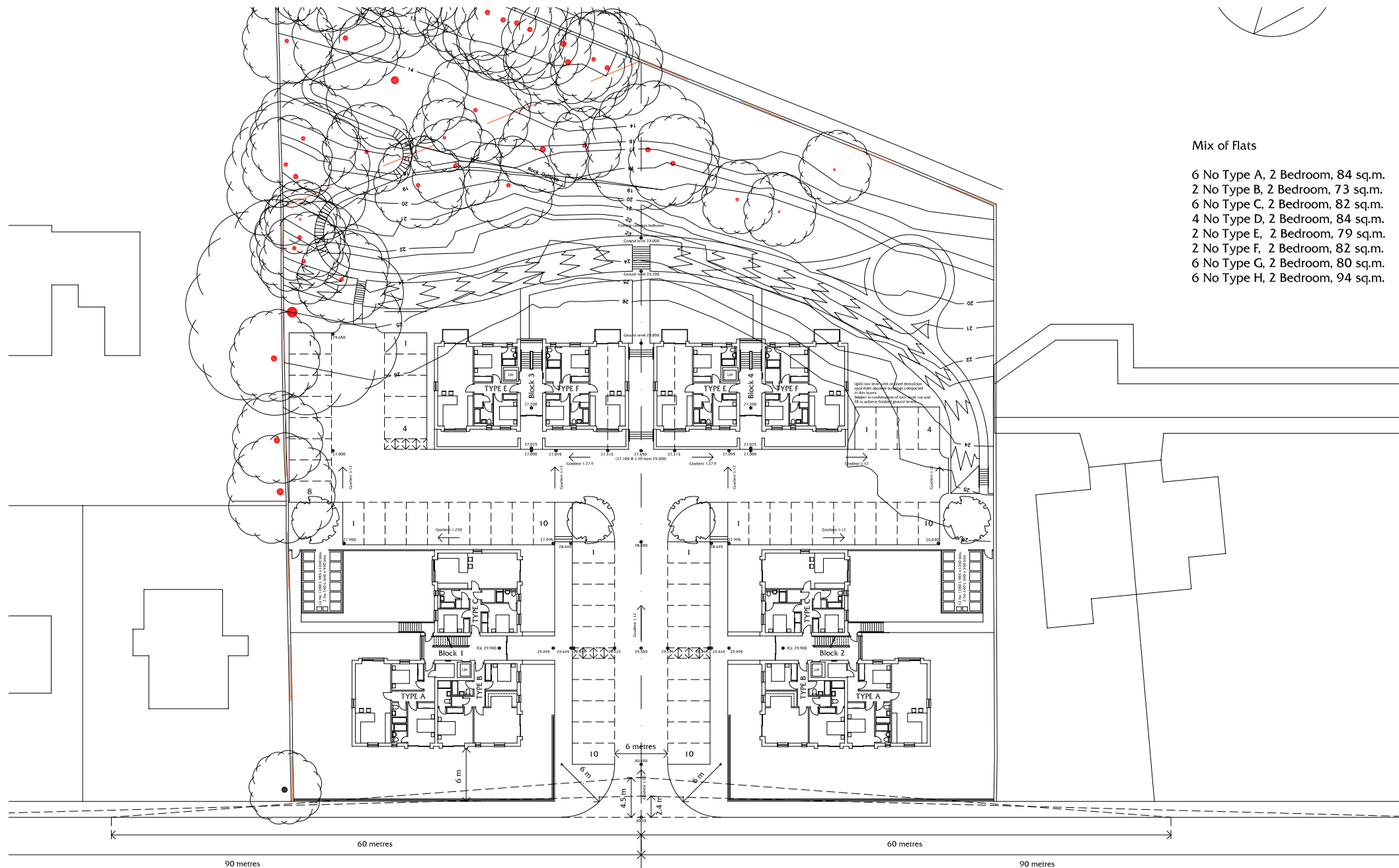
DESCRIPTION

120-122 Irvine Road, also known as 'Walkerston', is a substantial, former residential dwelling set in secure, elevated and wooded grounds with entry and exist gates on to Irvine Road. The western end of the site slopes down towards Walkerston Avenue and, whilst some trees are to remain, there are unencumbered views down to the Firth of Clyde, the Yacht Haven and beyond.



Mix of Flats

- 6 No Type A, 2 Bedroom, 84 sq.m.
- 2 No Type B, 2 Bedroom, 73 sq.m.
- 6 No Type C, 2 Bedroom, 82 sq.m.
- 4 No Type D, 2 Bedroom, 84 sq.m.
- 2 No Type E, 2 Bedroom, 79 sq.m.
- 2 No Type F, 2 Bedroom, 82 sq.m.
- 6 No Type G, 2 Bedroom, 80 sq.m.
- 6 No Type H, 2 Bedroom, 94 sq.m.





IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

The site extends to 0.69 hectares (1.7 acres), or thereby, and has the benefit of planning permission under references 21/00249/DN and 22/00163/PP for the demolition of the existing house and rebuild of 34 executive style flats with excellent views.

Plans for the consented development are available upon request.

PRICE

Offers over £1.25million are invited, exclusive of VAT (if applicable), for our client heritable interest in the property.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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