

FOR SALE

Estates Section - Property Management & Design
North Ayrshire Council, Perceton House, Irvine KA11 2AL
www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



SITE

26 Smith Street
DALRY
KA24 5BZ

Ref:- G2004177

Offers over £15,000 are invited

Site area 0.1153 Hectares (0.285 Acres) or
thereby.

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

Location

Dalry is a small town of approximately 5,500 residents located in the Garnock Valley area in the north-east of North Ayrshire. Glasgow is 18 miles to the north and Irvine 9 miles to the south via the A737.

There is a station in town which has a regular service between Glasgow Central and Ayr.

Smith Street is located close to the town centre with easy access to the A737 main road between Glasgow and Irvine. The exact location is shown on the attached plan.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

Site – 26 Smith Street DALRY, KA24 5BZ

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landandproperty@north-ayrshire.gov.uk



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Description

The site was previously the location of a Council depot which has recently been demolished leaving a cleared site. A fence with gated access secures the majority of the site. There is additionally an unfenced area to the front of the site with trees and vegetation. Japanese knotweed has been identified in part of this area and has been treated but not eradicated.

Services

It is understood, but not guaranteed, that all mains water, sewerage, gas and electricity are available on or near to the site. Prospective purchasers should make their own enquiries to ensure that utilities and services are sufficient for their needs.

Site

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the site area to be as follows:-

0.1153 Hectares (0.285 Acres) or thereby.

Tenure

Freehold, for sale. There is a right of access over the site shown hatched on the attached plan.

Price

Offers in excess of £15,000 are invited. Offers must be submitted in standard Scottish Legal format. In the event of a closing date offers should be submitted using the envelope provided by North Ayrshire Council.

For the avoidance of doubt, the property is to be sold as seen.

VAT

The price quoted is exclusive of Value Added Tax.

Planning

The site appears in the Local Development Plan as zoned for housing. North Ayrshire, Planning Department has indicated that the site may also be suitable for Class 4 (light industry or offices). Class 6 (Storage and Distribution) and Class 11 (Assembly and Leisure). Interested parties should make their own enquiries with North Ayrshire Council, Planning Department at epanning@north-ayrshire.gov.uk or ☎ 01294 324319

Legal Costs

The successful purchaser will be responsible for meeting North Ayrshire Council's Legal and Estates fees calculated at 1.5% of the purchase price subject to a minimum of £1,000. Fees are payable on entry. The purchaser to be responsible for any stamp duty, land tax and registration fees.

Viewing

The site is open and can be viewed at any time.

