

# FOR SALE

Estates Section - Property Management & Investment  
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## Potential Garden Plot, Montgomerie Road, Saltcoats, KA21 5DJ

Ref:- G2235152

Offers in the region of £2,500 are invited.

Site Area: 49 square metres or thereby

For further information please contact us on:

**☎ 01294 310 500** or via email on  
[landandproperty@north-ayrshire.gov.uk](mailto:landandproperty@north-ayrshire.gov.uk)

### Location

The site is located on the outlying streets of Saltcoats town centre, within a short distance of both the main shopping area and the mainline railway station.

Saltcoats benefits from excellent transport links with connecting to the M8 and Glasgow to the east, whilst the A78 leads to Greenock in the north and Ayr in the south.

The town centre benefits from all local amenities and facilities with several national and local retailers together with public houses, cafes, bars and restaurants.

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. Dated:

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### Description

The plot is regular in shape and was the site of a now demolished single storey building situated to the rear of numbers 1 and 3 Montgomerie Street, Saltcoats.

The site is bound by a combination of wooden fencing and brick walls and is level in nature. It may be suitable for a garden extension subject to planning.

### Areas

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the site extends to:

- 49 sq m or thereby.

### Services

We have no knowledge of any services to the plot.

No guarantees are available as to the suitability of the services for any proposed development and prospective purchasers should make their own enquiries to ensure that utilities and services are sufficient for their needs.

### Price

Offers in the region of £2,500 are invited. All offers must be in standard Scottish legal form.

In the event of a closing date further information will be provided on submission of offers.

### Tenure

The heritable interest is offered for sale.

### VAT

The property is not registered for Value Added Tax.

### Town Planning

The site is zoned in a General Urban Area within the Adopted Local Development Plan (LDP).

Any proposed use or development of the land would require to be considered in accordance with the relevant policies of the Adopted Local Development Plan.

Interested parties should consult with the planning department if they are concerned whether their intended use conforms to current planning policy. Please contact the planning team on:

☎ 01294 324319 or [eplanning@north-ayrshire.gov.uk](mailto:eplanning@north-ayrshire.gov.uk)

### Legal Costs

It is standard Council practice that the successful purchaser is liable for the Council Legal and Estates fees and expenses calculated at 1.5% of the purchase price subject to a minimum of £1,300.

Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.

### Viewings

The site can be viewed at any time.

### Additional Information

For further information please contact our Estates Department on:

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[landandproperty@north-ayrshire.gov.uk](mailto:landandproperty@north-ayrshire.gov.uk)

