

FOR SALE

Estates Section - Property Management & Investment
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE
www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



Former Offices 3 Stanecastle Road, Irvine, KA11 1AE

Ref:- T0890158

Offers in the region of £150,000 are invited

Site area 0.15 hectares (0.37 acres) or
thereby.

For further information or to arrange a viewing please contact
us on:

☎ 01294 324888 or landandproperty@north-ayrshire.gov.uk

Location

Irvine has a population of approximately 34,000 and is the commercial and administrative centre for North Ayrshire. Located 25 miles south west of Glasgow and 15 miles north of Ayr, the town benefits from good road and rail connections to the whole of Ayrshire and the central belt.

The subjects are situated on the western side of Stanecastle Road within the Girdle Toll area of Irvine. Located just off the Stanecastle Roundabout and approximately 3 miles east of Irvine town centre, the neighbouring buildings are primarily residential however the wider area is of mixed use with industrial, office and leisure occupiers nearby.

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.

17/08/21

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Description

The property comprises a two storey detached stone building with a single storey rear extension and a separate single storey out building. The property, which was most recently utilised as an office, benefits from a hardstanding car park to the front and large garden to the rear.

Internally the building comprises of a reception area, two offices, a meeting room, kitchen, store and male, female and disabled WC facilities at ground floor level. The first floor benefits from 4 additional offices together with a store and WC. The outbuilding comprises of two separately accessed areas utilised as a studio and store. All areas are primarily finished with painted plasterboard walls and ceilings whilst flooring is a combination of carpet and vinyl coverings. Illumination is provided via strip and pendant light fittings whilst heating is via a gas boiler and radiators.

Services

The property benefits from mains supply of water, gas, electricity and drainage. 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 approximate site areas to be as follows:

Net Internal Area: 205.00 sq m / 2,206 sq ft or thereby
IPMS 3- Office: 211.42 m. sq (2,276 sq. ft) or thereby

Tenure

The heritable interest is offered for sale.

Price

Offers in the region of £150,000 are invited. Offers must be submitted in standard Scottish Legal format. In the event of a closing date, offers should be submitted via the council's standard procedure.

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

VAT

There is no VAT payable on this property.

Planning

The property was most recently utilised as an office however the site appears in the Local Development Plan as zoned for residential use. Subject to planning permission, the property would be well suited for residential conversion recreating a large single house or there could be potential to create multiple flats.

Interested parties should make their own enquiries with North Ayrshire Council, Planning Department at eplanning@north-ayrshire.gov.uk or ☎ 01294 324319

Energy Performance Certificate

The property has an energy rating of G.

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 £1,500. Fees are payable on entry. The purchaser to be responsible for any stamp duty, land tax and registration fees.

Title Registration

The property is currently undergoing registration in the land register. Please contact NAC's Estates Department if a copy of the title is required.

Viewing

All viewings are to be arrange via North Ayrshire Council's Estates Department. Please contact our Estates Surveyors, **Emma Mackay**, MRICS on emmamackay@north-ayrshire.gov.uk or 07901 100 294.

