

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 £1.5m

LOCATION

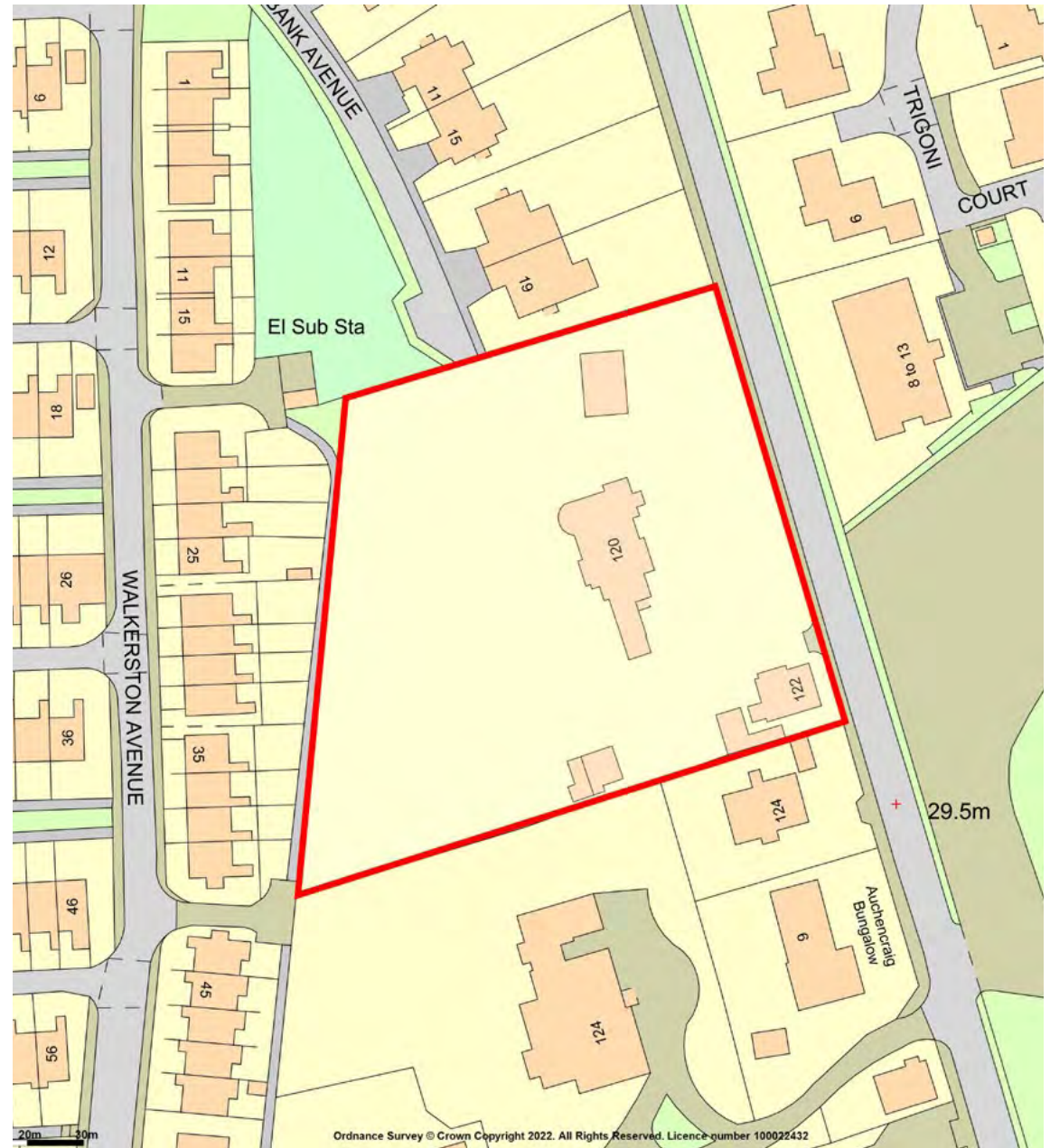
Irvine Road is the main road leading in to Largs from the south and is an established, high amenity locality with the property occupying a prominent, elevated position on its western side, opposite Largs Golf Course and with spectacular views down the Firth of Clyde to the Isles of Cumbrae and Arran.

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.





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 £1.5million 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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