

FOR SALE/TO LET

INDUSTRIAL YARD/DEVELOPMENT SITE OLD QUARRY ROAD, STEVENSTON, Ayrshire KA20 3HS

- 0.76 Hectare Site (1.90 Acres)
- Fully Secure Yard
- Development Potential (subject to planning)
- Central location with easy access to A78 and A71/A77

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LOCATION

The site is located in the town of Stevenston, which lies adjacent to the towns of Saltcoats and Ardrossan on the Ayrshire coast, and is situated around 6 miles northwest of Irvine and 30 miles south west of Glasgow.

The site is accessed via old Quarry Road, and lies between Ardeer Recreation Ground and Ardeer Park, with Portland Industrial Estate nearby. The central location affords easy access to the main A78 arterial route that links the main Ayrshire towns as well as connecting to the A77/M77 network. The yard adjoins other industrial yards in separate ownership although the surrounding area houses a mixture of residential and industrial property.



DESCRIPTION

The site is broadly level, is fully secured by palisade fencing and has a gated entrance direct from Old Quarry Road at the eastern end of the road. The yard is partially surfaced in concrete and gravel hardstanding and although there are existing temporary building structures currently occupying the site, these will be removed by our clients prior to any sale.

SITE AREA

The total site area is **0.76 hectare (1.90 acres)** or thereby.

RATEABLE VALUE

The property is entered into the current Valuation Roll at a Rateable Value of £11,400. The property qualifies for SBBR relief and the estimated rates payable for the current year is £2,736.

PLANNING

In our view the site has latent development potential subject to planning consent being obtained. Further enquiries in this connection should be made direct to:

Development Management
North Ayrshire Council
Cunninghame House
Irvine
KA12 8EE

Tel: 01294-324319
Fax: 01294-324372

PRICE

Offers are invited for our client's heritable interest.

LEASE

Alternately, our clients will consider leasing the yard on flexible lease terms for a period of negotiable duration.

Further details and rent on application.

VIEWING & FURTHER INFORMATION

On application to the sole selling agents:



Montagu Evans LLP
302 St Vincent Street
Glasgow
G2 5RU

Stephen McVey
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