

An architectural rendering of a large industrial building complex. The main building is white with a dark grey roof and features a prominent gabled section with a timber frame. It has several large windows and a glass skylight. To the right, there is a smaller white building with a dark roof and a chimney. The complex is surrounded by a paved parking lot with several trees. A road is visible in the foreground, and a green field is in the background.

# DM HALL

CHARTERED SURVEYORS

AYR OFFICE 01292 268055

15 MILLER ROAD • AYR • KA7 2AX

**TO LET/FOR SALE**

**PRIME ROADSIDE SITE**

**WITH GARDEN CENTRE CONSENT**

IRVINE ROAD • FAIRLIE • KA29 0AB

- Prime roadside position to the north of Fairlie
- High amenity location close to Largs Yacht Haven
- 10,000 passing cars daily
- Site area of 0.46 hectares (1.13 acres)
- Planning for a garden centre with café of 745sqm (8,019 sqft)
- Rental details upon application
- Price –offers over £295,000 for the site with planning

#### DATE OF PUBLICATION

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#### REFERENCE

WSA2164

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## LOCATION

Irvine Road is a busy trunk road in the village of Fairlie, heading north to Largs with the site occupying a prime roadside position on its western side and to the north of the village itself. There are approximately 10,000 cars passing the site on a daily basis.

Largs Yacht Haven and Fairlie Marina are both a short walk from the property.

Fairlie is an affluent village 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 village is an extension of the popular coastal town of Largs.

## DESCRIPTION

The site is prominently positioned with extensive roadside frontage on the western side of Irvine Road and to the immediate north of Fairlie Bowling Club. The site is broadly rectangular in shape and extends to 0.46 hectares (1.13 acres), or thereby.

Full planning permission is in place under reference 21/01115/PP for a garden centre and restaurant, which will extend to a gross internal floor area of 745sqm (8,019 sq ft), or thereby.

There is potential to add a further floor to the building, subject to consent.

Plans for the consented development are available upon request.

The site has potential for alternative uses such as retail, or housing, subject to obtaining the necessary consents.

## PRICE

Offers over £295,000 are invited for the site, exclusive of VAT (if applicable).

Our clients, who are an established local firm of builders, may consider a design and build option for rent, or sale and any rental details are available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

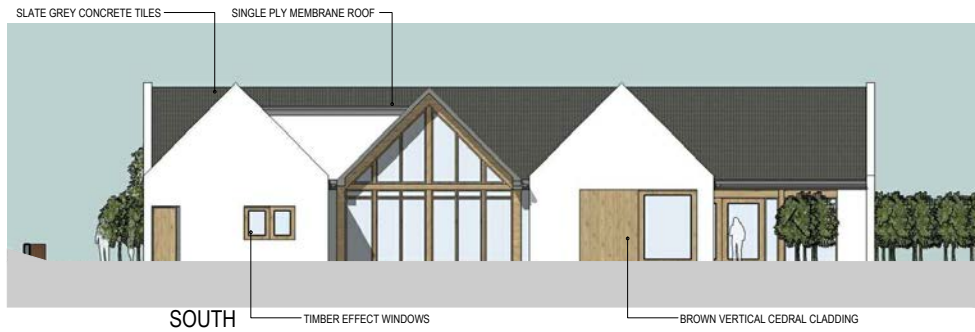
## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents: -

Anthony Zdanowicz

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e-mail: anthonyz@dmhall.co.uk



ELEVATIONS 1:100



AERIAL VIEW FROM S-E



STREET ASPECT FROM S-E



STREET ASPECT FROM N-E



AERIAL VIEW FROM N-E

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