

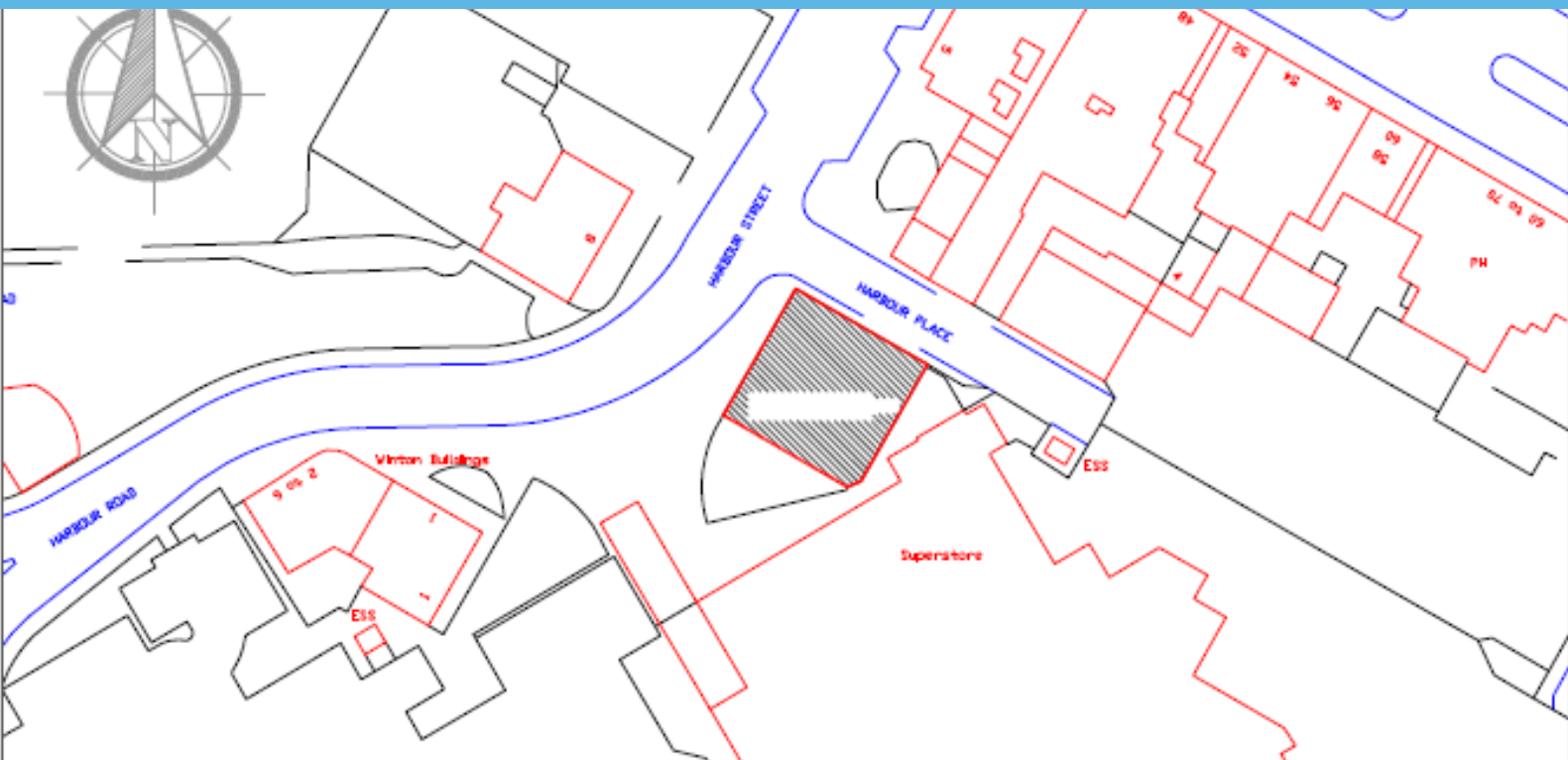
# Ryden.co.uk

## 0141 204 3838

130 St Vincent Street, Glasgow G2 5HF  
Tel: 0141 204 3838 Fax: 0141 204 3554

## For Sale

### Development Site



## 29 Harbour Place, Ardrossan KA22 8BU

Contact: Mandy Watson  
Telephone: 0141 204 3838  
Email: [mandy.watson@ryden.co.uk](mailto:mandy.watson@ryden.co.uk)

On behalf of:

Development site extending to approximately 0.032 ha (0.08 acres).



Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 58866

Leeds  
0113 243 6777

Dundee  
01382 227900

## Description

The site comprises a small, level plot of ground. The site most recently housing the former Harbour Inn which was demolished at the end of 2010 and the site cleared. The site is currently landscaped amenity ground but is suitable for redevelopment for a wide range of uses, subject to planning.

## Location

The site is situated within Ardrossan Town Centre and located on the eastern side of the B780, Harbour Place at its junction with Harbour Street. The site is adjacent to the Asda Superstore and is directly opposite the new South Beach Medical Centre.



## Site Area

The site extends to approximately 0.032 ha (0.08 acres).

## Planning

We have made verbal informal enquiries of the North Ayrshire Council Planning Department who have advised us that the subjects are located within an area designated for Town Centre/ Retailing purposes, as defined within the North Ayrshire Local Development Plan which was adopted on 20th May 2014.

## Rating

The site is not currently entered in the Valuation Roll

## Value Added Tax

All prices and premiums and rare quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Offers

A closing date will be set in due course and interested parties are advised to note their interest with the sole selling agents in order that they are kept informed about the closing date.

## Legal Costs

Each party will be responsible for their own legal costs and the purchaser will be responsible for the payment of Land and Building Transaction Tax and Recording Dues incurred in the transaction.

## Further Information

For further information please contact Mandy Watson on 0141 204 3838 or [mandy.watson@ryden.co.uk](mailto:mandy.watson@ryden.co.uk)

## Publication date

June 2016

