



Development Opportunity, Low Glencloy, Brodick
Two Commercial Buildings on Site suitable for Residential Development.

Prominent flat corner site located within Brodick enjoying an open aspect across Brodick Golf Course to the Bay, Brodick village, Goat Fell and beyond. The site extends to 0.128 hectares (0.316 acres) and is connected to mains services.

Although presently used for commercial purposes the site lies within the Village Settlement Boundary and is therefore deemed suitable for Residential use, subject to approvals.

Location: From Brodick Pier turn right and proceed along the seafront for ½ mile, passing the Brodick Golf Club Clubhouse on the right. Proceed for a further 200 metres where the site is located on the left on the corner of the A841 with the Glencloy Road.

General Description:

At the present time, there are several lightweight commercial buildings including:

- Modern timber framed **Hairdressing Salon** with frontage facing east on the A841. The building has flat gardens with lawns and hardstanding for off road parking.
- Timber **Office Building** in two sections with north facing frontage on Glencloy Road, garden and off road parking.
- Timber framed **Joiners Workshop** with appended brick and concrete block workshops, stores etc. This building also faces Glencloy Road and has off road parking and good size flat garden.

In more detail the **Hairdressing Salon** has a front shop “retail area” extending to approximately 38m² and is fitted out with hairdressing equipment and fittings which are owned by the tenant hairdresser and are not included in the subjects of sale.

There is also a toilet and storeroom adding an extra 20m² and the building has been recently refurbished and has a relatively modern tiled roof with weatherboarding clad external walls.

The Salon has a limited flat garden part of which is finished with tarmac creating off road parking for at least two cars. This building was formerly a tearoom and offices and offers potential for diverse business opportunities, subject to approvals, in this prominent roadside location which is a short distance from the main shopping area in Brodick.

Appended to the hairdressing salon is the **Office Building** in two sections extending to approximately 79m².

The front section is accessed from the parking area described above and internally it comprises a “public space” with storeroom and toilet beyond.

To the rear the larger **Office** is accessed from its garden to the side. Both these office buildings are timber framed and clad with weatherboarding and have a pitched roof finished with mineral surfaced felt tiles.

Adjacent to the offices is a substantial aluminium greenhouse located within the flat garden.

The **Joiners Workshop** is of more substantial construction although the original section, which extends to approximately 66.5m² is in need of maintenance and repair and has a pitched roof finished with corrugated iron sheeting. The walls are mainly finished with asbestos cement sheeting.

The more recent lean-to central section is part brick and part timber framed and has a mono-pitch roof finished with corrugated iron. In total this section extends to approximately 64m² including a recently added front facing section with wide vehicle doors.

The third section of the workshop is mainly of concrete block construction, again with low pitch lean-to roof finished with corrugated iron. In total it extends to 62.5m².

The feu upon which the buildings sit is flat and includes an attractive sheltered garden to the west side with mature hedges and trees.



The entire site is being offered for sale inclusive of the buildings thereon.

The preference would be to sell the subjects as one lot at an asking price of “Offers Over £150,000”.

Notwithstanding the foregoing, the site is suitable for sub-division into two sections as shown on the plans that follow and offers may be considered for the following:

Part 1: Extending to 0.055 hectares (0.136 acres) and bounded for 26.20m (85'11) on the east by the A841 public road and on the north by Glencloy road for a distance of 33.80m (110'10”).

Part 2: Located to the south west of Part 1 and bounded by Glencloy road for 50.60m (166'0”), this section extends to 0.073 hectares (0.180 acres).



Development Potential:

The subjects sit within a mainly residential area and telephoned enquiries to the North Ayrshire Planning Department established that in principle the planners would look favourably on a suitably designed residential development.

Neighbouring properties include many private homes, Montrose House Residential Home for the elderly or infirm, and a modern housing estate of mixed privately owned and Housing Association properties.

The site is a short distance from the popular Auchrannie Hotel and Spa Complex with its excellent leisure facilities, Brodick Primary School, Ormidale Sports Ground and the local shops at the Invercloy area of the village.

Further enquiries regarding Planning issues should be directed to: **North Ayrshire Council, Planning Department, Cunningham House, Irvine. KA12 8EE Tel: 01294 324 316**

PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

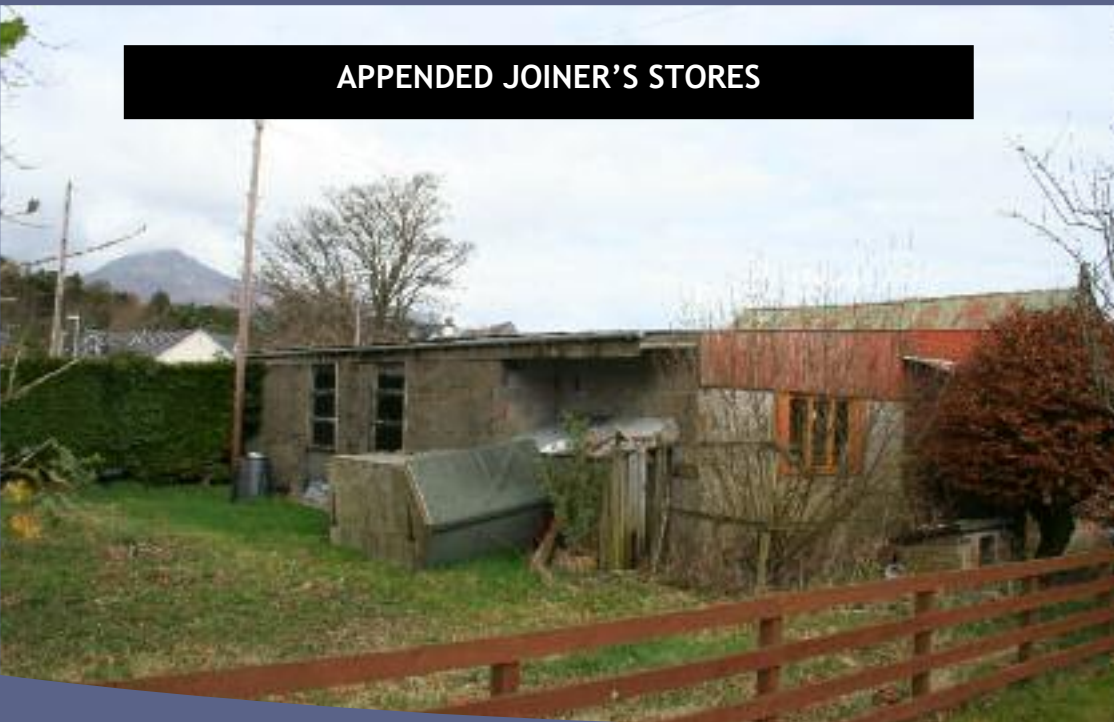
The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of a contract.



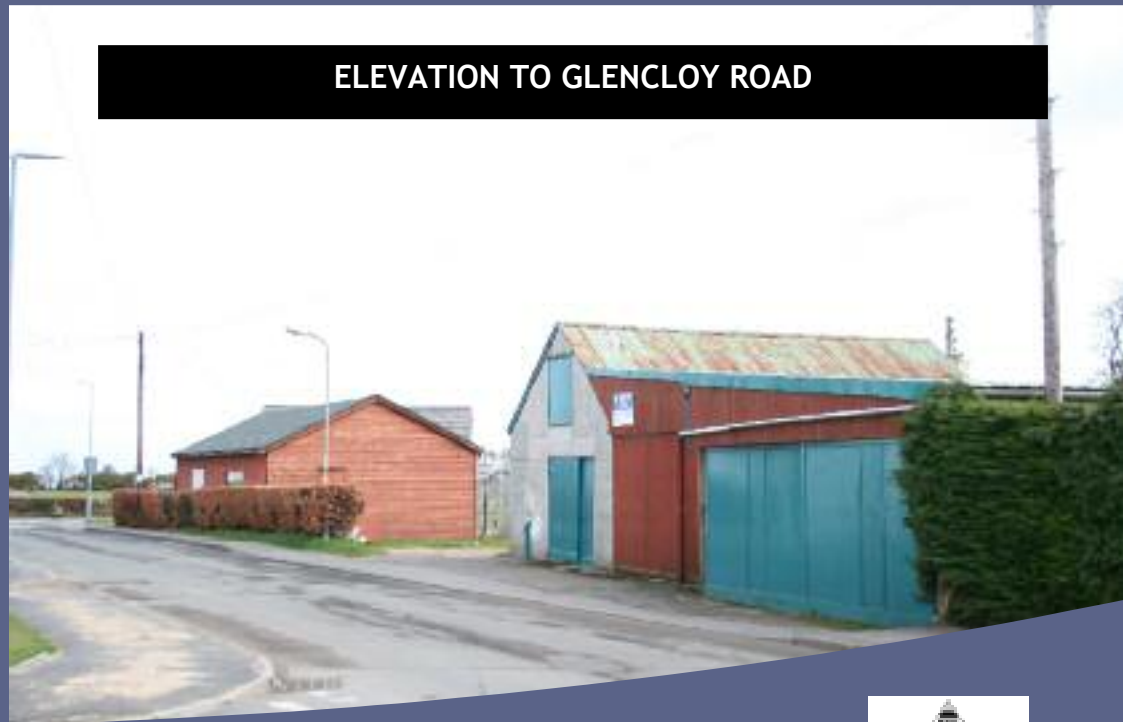
HAIRDRESSING SALON FACING GOLF COURSE



SIDE ELEVATION OF JOINER'S WORKSHOP



APPENDED JOINER'S STORES



ELEVATION TO GLENCLOY ROAD