

FOR SALE ▪ 33 BEDROOM FORMER CARE FACILITY

MOORBURN MANOR ▪ 31 MOORBURN ROAD ▪ LARGS ▪ KA30 9JB



- LOCATED IN THE POPULAR COASTAL TOWN OF LARGS
- ESTABLISHED RESIDENTIAL LOCALE.
- DETACHED FORMER CARE FACILITY WITH 33 BEDROOMS (29 EN SUITE WC'S)
- POTENTIAL FOR OTHER USES, SUBJECT TO PLANNING
- TOTAL GROSS INTERNAL AREA OF 2,000 SQM (21,527 SQFT)
- OFFERS OVER £395,000 ARE INVITED

DM HALL
CHARTERED SURVEYORS

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LOCATION

Moorburn Road is a primarily residential street located to the east of Largs, a short walk from the Town Centre and near other amenities including a busy shopping street, Largs Academy, Vikingar leisure centre and the Inverclyde National Sports Training Centre.

Largs is a popular seaside resort located on the Firth of Clyde on the west coast of Scotland, around 33 miles west of Glasgow with a one-hour drive time. Largs railway station offers fast and regular rail links to Glasgow. Largs has a resident population of around 11,000 persons and is a popular tourist town of high amenity with golf courses, a marina, and a short ferry link to the Isle of Cumbrae, which attracts over 800,000 visitors every year.

DESCRIPTION

Moorburn Manor, is a detached traditional style former care facility contained within a regular shaped title, car parking and gardens to its rear.

The building has 33 bedrooms, 29 of which have en suite wc's, a resident's lounge, dining area and a kitchen contained over the ground and first floors, with a passenger lift in between. There is staff, ancillary and maintenance accommodation at lower ground floor level and additional stores and staff areas on the attic floor.

Floor plans are available upon request.

The property has only recently ceased trading as a care home and may be suitable for other multiple occupancy uses. The property has potential for residential conversion, or, commercial development, subject to the necessary consents and licenses.

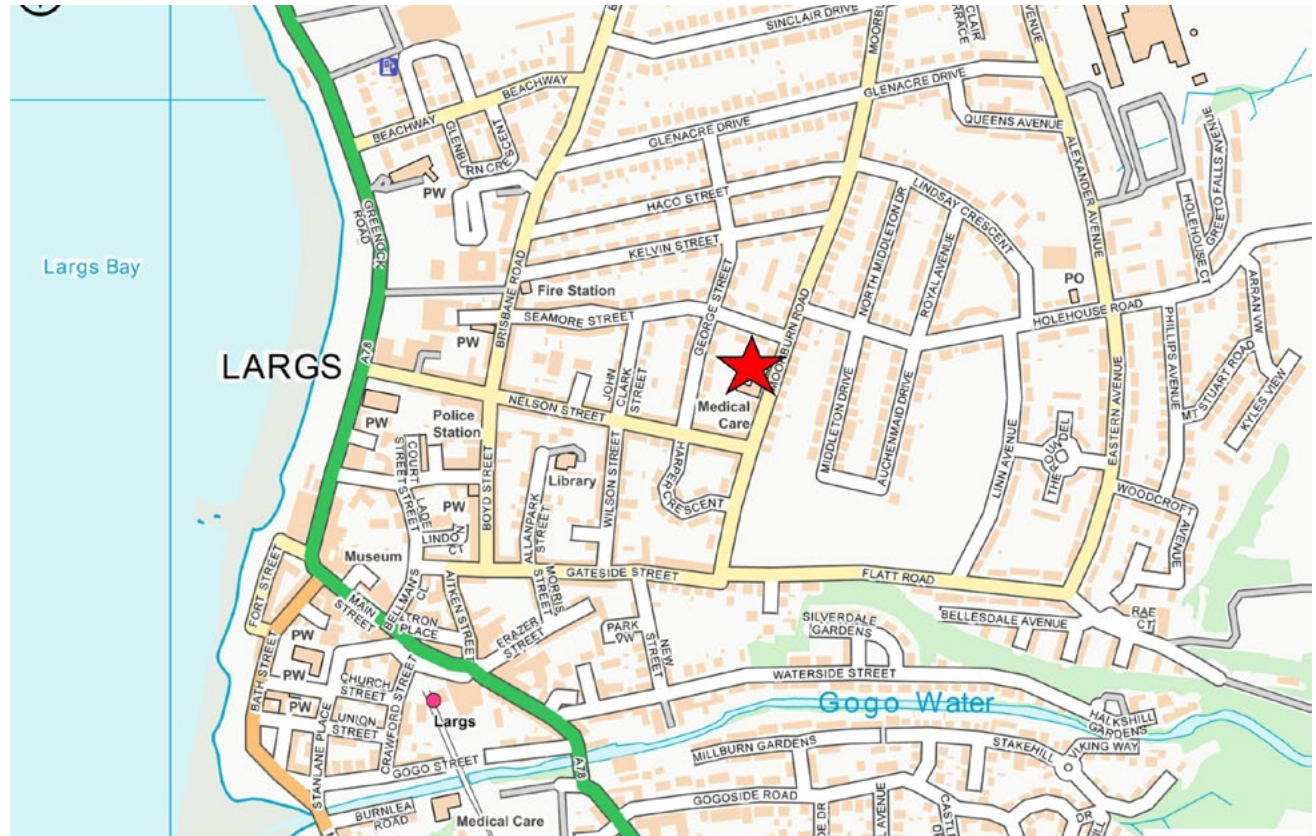
Further enquiries should be directed to North Ayrshire Council in this regard on 01294 310000.

AREAS

The property extends to the following gross internal floor areas:

GROUND FLOOR:	690 sq m	(7,427 sq ft)
FIRST FLOOR:	630 sq m	(6,781 sq ft)
BASEMENT:	494 sq m	(5,317 sq ft)
ATTIC FLOOR:	186 sq m	(2,002 sq ft)
TOTAL:	2,000 sq m	(21,527 sq ft)

The site extends to an area of 0.20 hectares (0.49 acres), or thereby.



RATING

The rateable value is £53,500.

PRICE

Offers over £395,000 are invited for our client's heritable interest in the property. Prices are quoted exclusive of VAT (if applicable).

EPC

EPC available upon request. The property is G rated.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the joint selling agents: -

DM HALL LLP

Contact: Anthony Zdanowicz
Email: anthonyz@dmhall.co.uk
Call: 07768 031297

or

SANDERSON WEATHERALL

Contact: Adam Marshall
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