

**FOR SALE**

## RESIDENTIAL PLOT WITH PLANNING

PLOT TO WEST OF  
HALKSHILL HOUSE  
WATERSIDE STREET  
LARGS ▪ KA30 9LY

- Attractive locality on the outskirts of Largs
- Elevated residential plot
- Site area of 1,480 sq m (0.37 acres)
- Planning for a detached three storey home
- Offers over £95,000

**DM HALL**  
CHARTERED SURVEYORS

AYR OFFICE 01292 268055  
15 MILLER ROAD ▪ AYR ▪ KA7 2AX



WEST ELEVATION

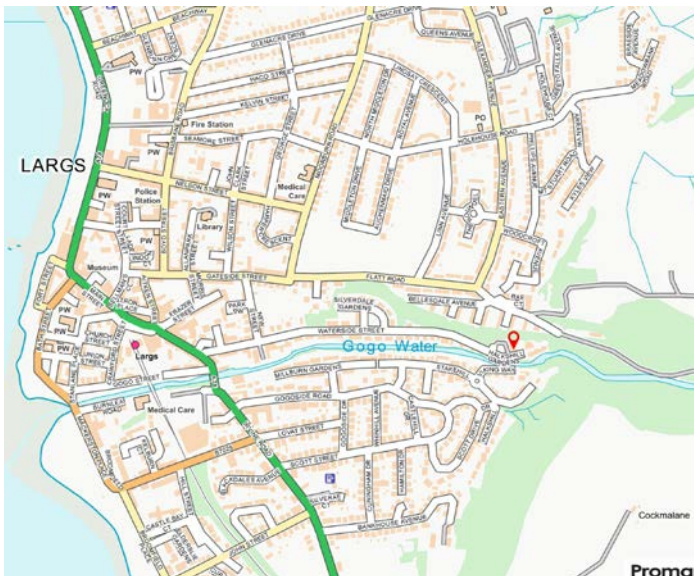
EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

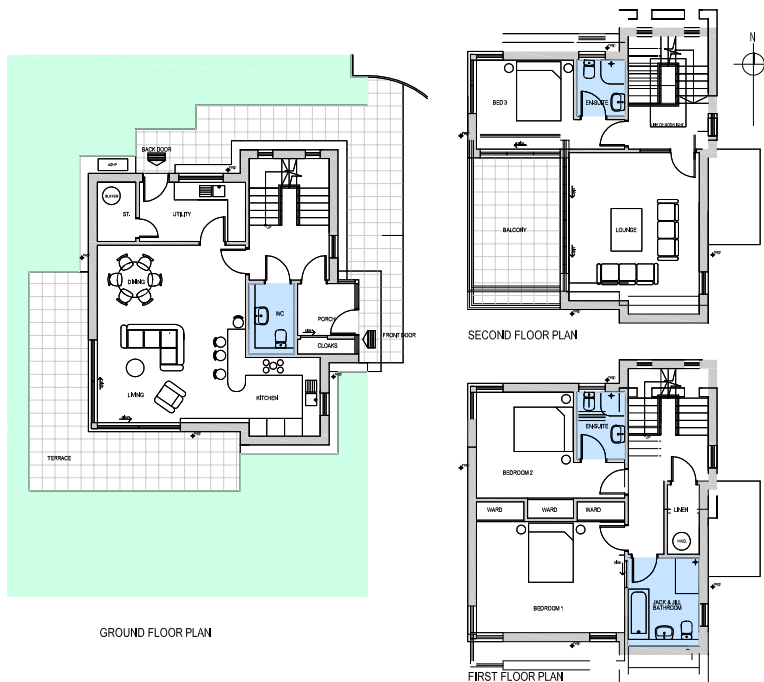
## LOCATION



## SITEPLAN



## FLOORPLANS (NOT TO SCALE)



## SITEPLAN (NOT TO SCALE)



## LOCATION

Halkhill House is an attractive period building dating from the early 1800s and now converted to high quality apartments, set within private, mature woodland grounds, with the plot located at the entrance to the grounds west of the House. Halkhill House, is accessed via Waterside Street, a mainly residential street to the south east of Largs and where a new M&S Simply Food store will soon be built, closer to the town centre.

Largs is a seaside town of high amenity, located within the North Ayrshire region around 33 miles south west of Glasgow, via the A760 with a 55 minute drive time. The nearby railway station offers hourly services to Glasgow. Largs has excellent shopping facilities including a supermarket, leisure facilities including the National Sports Training Centre at Inverclyde and Largs Academy, which is noted as the best performing secondary school in the Ayrshire region.

## DESCRIPTION

The plot at Halkhill House, is located on the northern side of the entrance road and is an irregular shaped area of ground extending to 1,480 sqm (0.37 acres), or thereby.

Planning exists under reference 20/00319/PP, for the development of a detached, three storey home unique in its design, which should have sea views from the upper floors and offers the following accommodation:

- **Ground Floor:** Entry hallway, with cloak cupboard and WC, open plan living/dining/kitchen and a utility room.
- **First Floor:** Two Bedrooms, one with en suite and a 'Jack and Jill' bathroom, linen cupboard.
- **Second Floor:** Bedroom with en suite and a lounge both with doors on to a southwest facing balcony.

The house should extend to a gross internal area of 200 sq m (2,153 sq ft).

## PRICE

Offers over £95,000 are invited for our clients heritable interest in the plot.

## LEGAL COSTS

Each party to be responsible for their own legal incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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## DATE OF PUBLICATION

January 2023

## REFERENCE

WSA2341