



MONTGREENAN
PROPERTY GROUP



Plots of Land 15 Ardrossan Road
West Kilbride, KA23 9LZ

Offers in excess of £300,000



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***** CLOSING DATE TUESDAY 28TH OF JUNE 2022.*****

An extremely rare development opportunity to acquire an outstanding elevated plot of approximately 0.31 acres (1244sqm) with spectacular panoramic sea views out over the Firth Of Clyde, Isle of Arran and up and down Ayrshire's picturesque West Coast.

Formerly The Galleon Hotel, the plot is available as a whole or, individually as follows;

A, which extends to 529 square metres consisting of the original terraced platforms on which the original Galleon Building rested.

B, which extends to 615 square metres, consisting of the original car park and extended garden area for the operating hotel.

Planning consent has been obtained in principle for two three storey detached houses with integral garage, 2 public rooms and 3/4 bedrooms & study. Internal floor area of 225 square metres (approx)

Buyers will make their own arrangement for Services, for which connections are readily available and adjacent to the site.

Planning Approval documents available upon request.

Local Area





West Kilbride is an exclusive seaside village which incorporates Seamill & has been designated as Scotland's first Craft Town. Within the commuter friendly town, is a well connected railway station with very regular services to Largs & Glasgow Central. Regular express bus service to Glasgow as well as buses to Ayr & Greenock. Glasgow Airport is only 22 miles / 30 minutes & Prestwick Airport is only 21 miles / 25 minutes away.

There is excellent sailing in the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. There are also good opportunities for field sports including horse-riding, shooting and fishing.

Plots like this in such an affluent and exclusive town with incredible sea views are extremely rare, therefore early viewing is highly recommended.



