

FOR SALE BY ONLINE AUCTION

**Auction Date: 19th
June 2025**

**Prominent & historic building on
substantial site**

**Office premises with large car
park**

**Suited to alternative use subject
to planning – residential or
boutique hotel**

**Net floor area 238.87 sq. m.
(2,571 sq. ft.)**

**Gross floor area 316.38 sq. m.
(3,405 sq. ft.)**

Guide Price : £100,000

On the
Instructions of



WHAT 3 WORDS

MILTON HOUSE, MILTON AVENUE, DUNOON, PA23 7DU

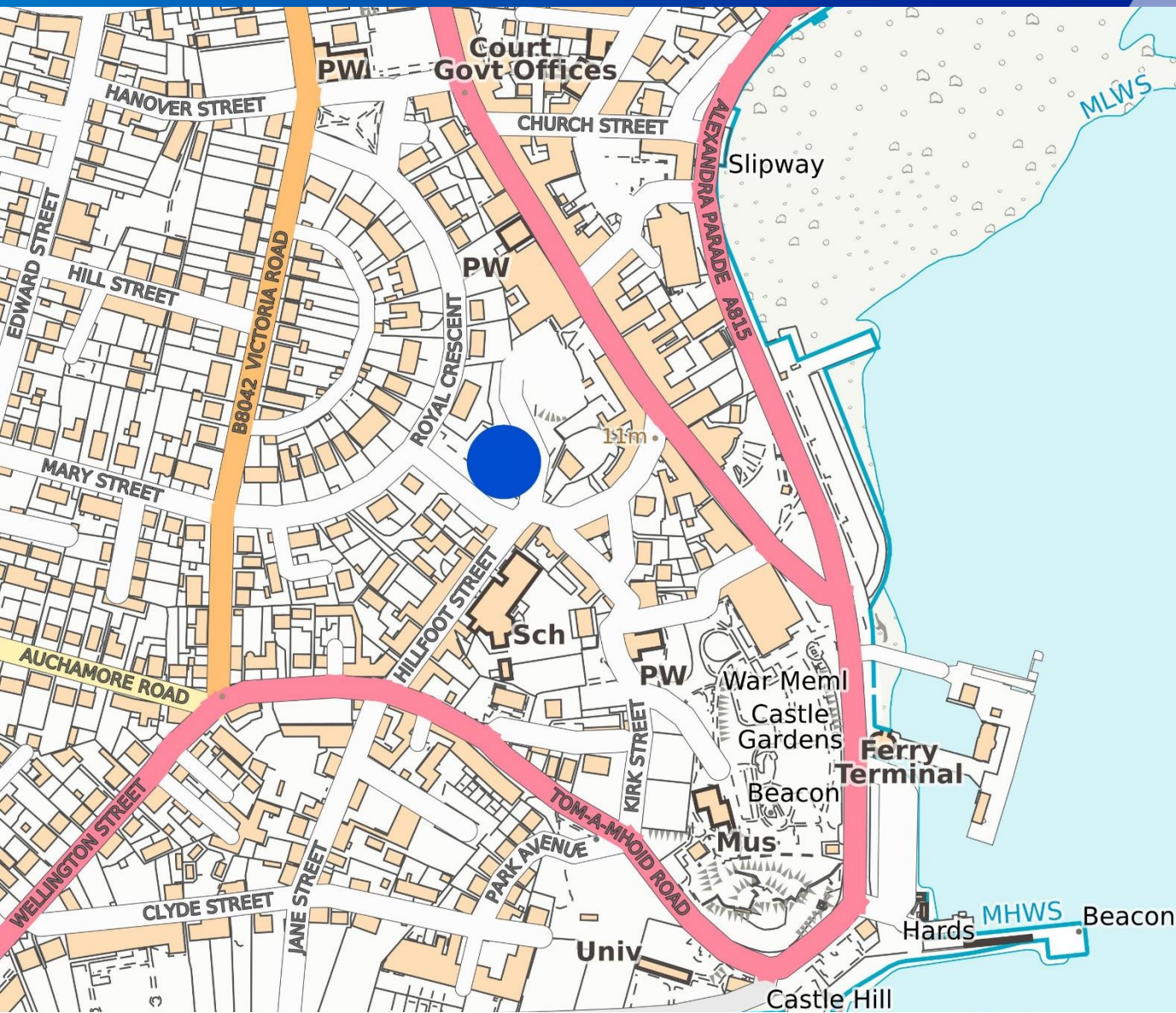
CONTACT: Liam G Loudon (BA (Hons) MSc MRICS liam.loudon@shepherd.co.uk |
07585 988219 | shepherd.co.uk





Location

MILTON HOUSE, MILTON AVENUE, DUNOON



The property is situated on a predominantly commercial area on a prominent, position on the north side of Milton Avenue where the road meets Ferry Brae to the east and Royal Crescent to the west. Ferry Brae leads directly towards Argyll Street to the southeast, which is the main commercial and retailing street within Dunoon.

The property also lies a relatively short walking distance to the northwest of the ferry terminal serving Gourock – Dunoon at Pier Esplanade. There is dedicated car parking is available to the front, side and rear of the property and in surrounding streets with the main vehicular accessibility available from Royal Crescent.

Dunoon is the main settlement on the Cowal Peninsula in the south of Argyll and Bute and has a resident population of around 8,250. It is accessible by both road and ferry with ferry crossings being from Greenock and Gourock.

A rail link is available from both Gourock and Greenock to Glasgow whilst the M8 motorway provides a direct link to the Scottish motorway network and Central Belt.

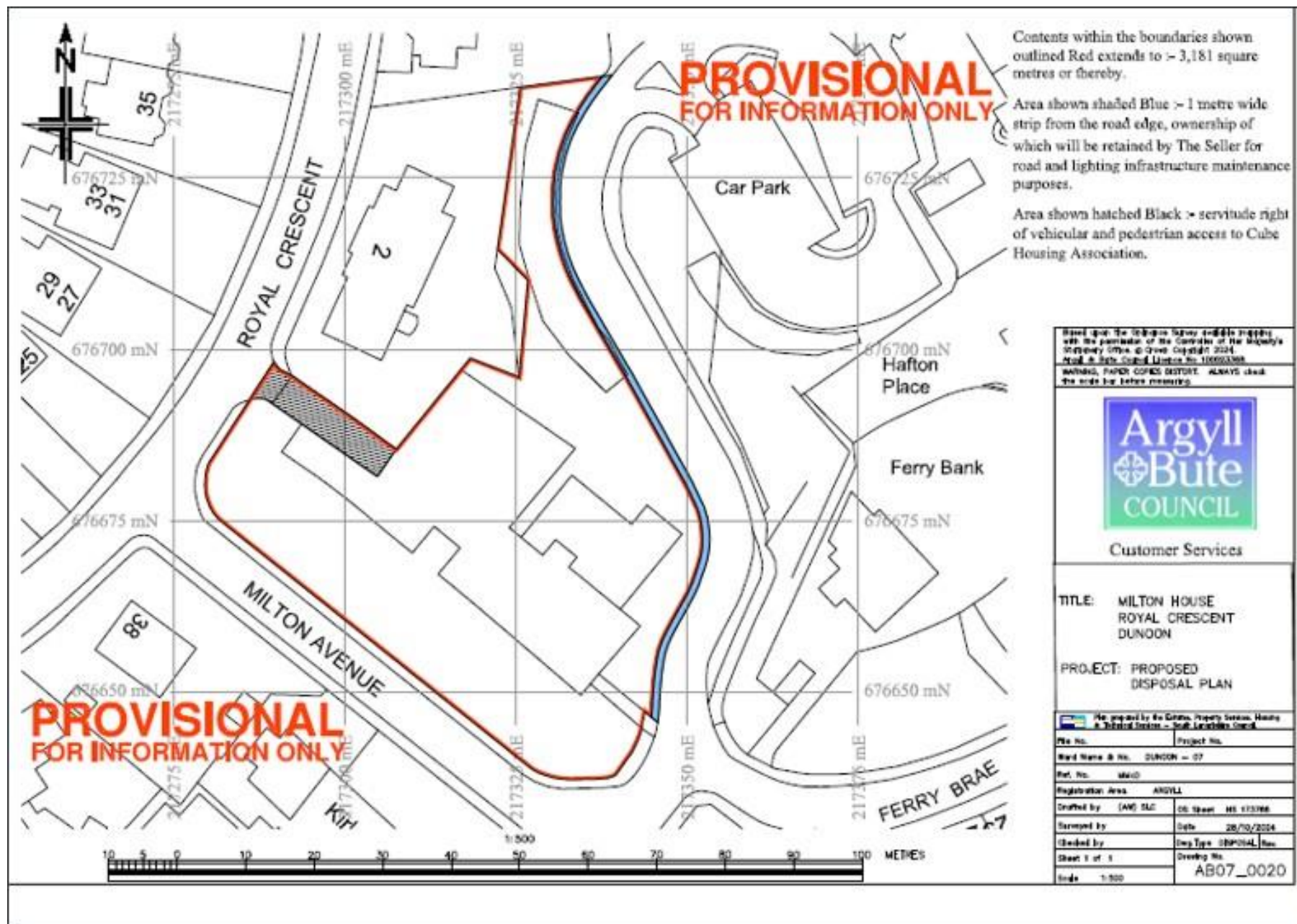


FIND ON GOOGLE MAPS



Site Plan

MILTON HOUSE, MILTON AVENUE, DUNOON





Description

MILTON HOUSE, MILTON AVENUE, DUNOON

The subjects comprise a substantial and distinctive Category B-Listed villa used until recently as office premises for the local authority.

The building is of stone construction dating back to the mid Nineteenth Century formed primarily in stone and slate and incorporating a wealth of attractive architectural detailing.

The premises are currently vacant and indicative Floor Plans are included overleaf.

Internal accommodation currently comprises the following:

Ground Floor

- Six Offices
- Male and Female W.C.'s
- Storage
- Staff Area/Kitchen

First Floor

- Five Offices
- W.C.
- Server Area

Attic

- Storage

The Site

The subjects occupy an open, irregular shaped and relatively flat site which includes a tar based car park capable of accommodating around 30 vehicles together with landscaped areas. We estimate the site area to be approx. 0.32 Ha (0.79 Acres), an indicative Site Plan is included showing the subjects outlined in red.

The car park was previously designated for public use however this status has been removed by the local authority with no public access available and this will be formalised in due course by variation of the relevant Traffic Regulation Order, further information is available upon request.

The main vehicular access is shown hatched black on the indicative Plan, we are advised that Cube Housing Association the adjoining owner have a Servitude Right of Access over this area.

Planning

The property comprises a former local authority office although may be suited to alternative use subject to planning.

The building was constructed originally as a private dwellinghouse, it would lend itself for conversion back to this use either a large family home or sub-division into flats.

Taking into account the large site area and nature of the building it would also be suited for conversion to a boutique hotel

Interested parties should make their own enquiries with Argyll & Bute Council Planning Department planning.bandc@argyll-bute.gov.uk

	m ²	ft ²
Ground Floor	106.94	1,151
First Floor	116.03	1,249
Attic	15.90	171
Net Internal Area	238.87	2,571

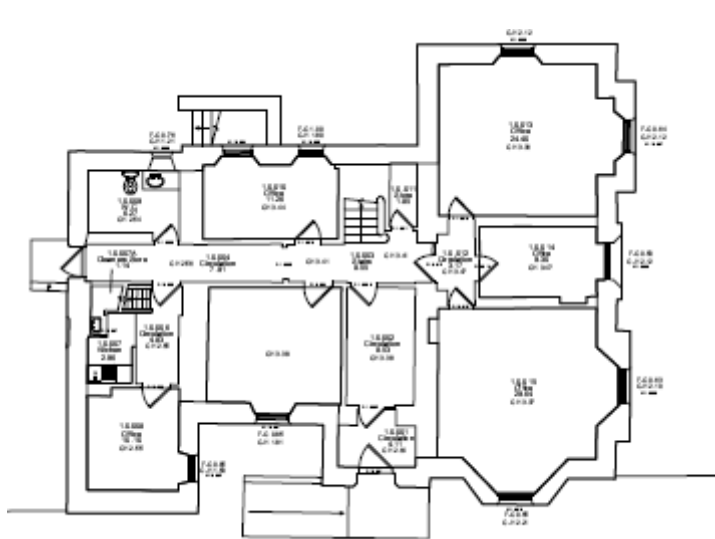
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



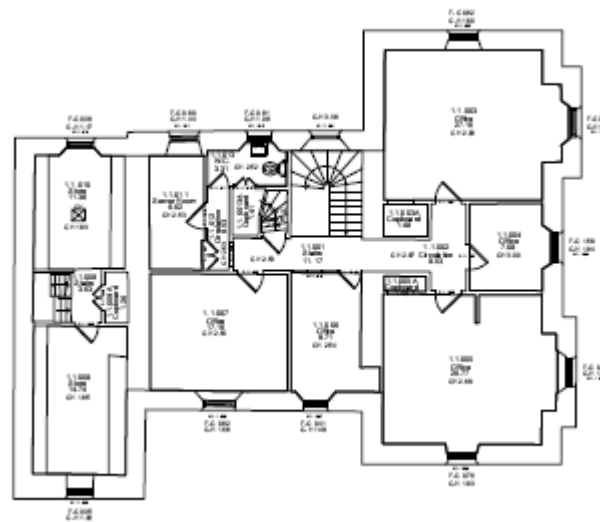


Description

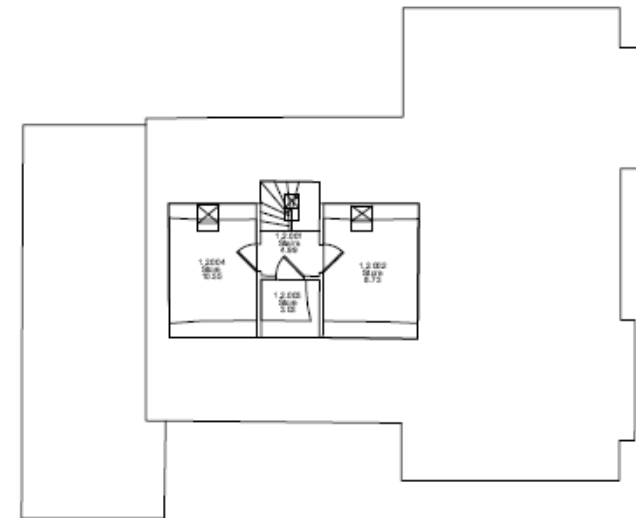
MILTON HOUSE, MILTON AVENUE, DUNOON



Ground Floor



First Floor



Attic



Auction Date

The auction will be held on 19th June 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£100,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of F88.

A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Liam G Loudon BA (Hons)
MSc MRICS
Liam.loudon@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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