DM HALL

For Sale

Coastal Restaurant Development Site



North Shore Plot,
Beach Road,
Barassie
KA10 6RB

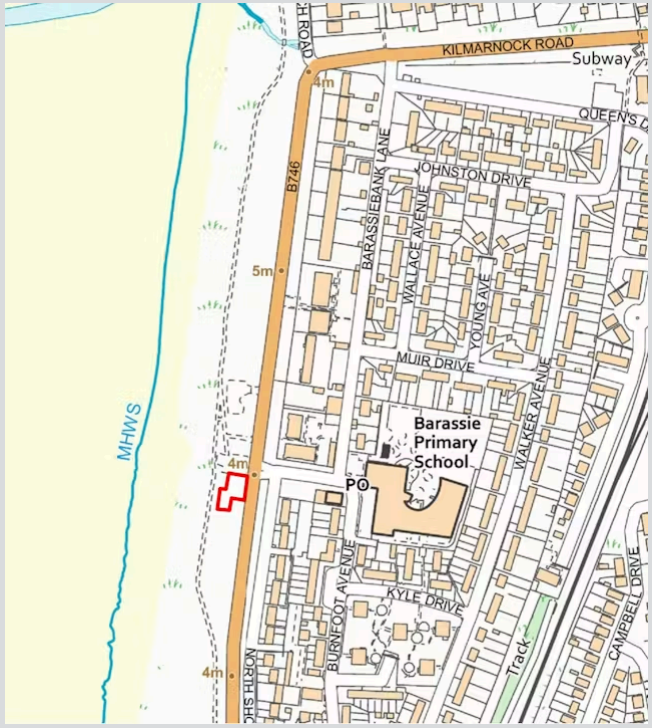
- Prominent position on Barassie beach
- Level parcel of ground, with a Firth of Clyde outlook
- Site area 607 sqm (0.15 acres)
- Planning for a detached restaurant/café and bar
- Potential for other uses, subject to consent
- Price — offers over £129,000

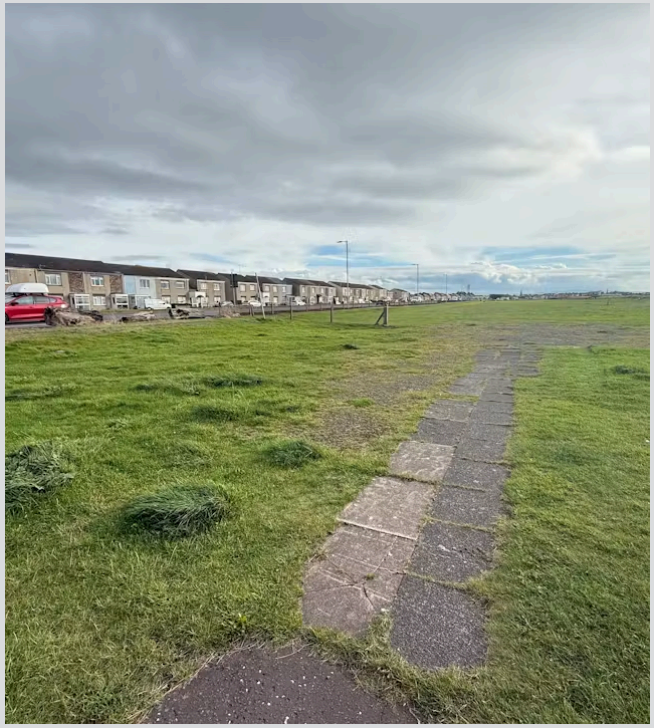
LOCATION

Beach Road is a main access road to the coastal town of Troon from Barassie to its north, with the plot located on the beach side of the road, opposite the junction with Burnfoot Avenue and around one mile north of Troon Marina and the town centre.

Barassie is a popular, convenient and well-appointed settlement attached to Troon, located in South Ayrshire, around 30 miles southwest of Glasgow. The local area has a combined population of around 16,000 persons and has good road and rail networks, with the A78 and A/M77 nearby. Barassie railway station is a short walk from the plot, with fast and regular services to Glasgow, Kilwinning (with a connection to Largs) and Ayr.

Recreational amenities are strong, with the coastline and Barassie Beach providing opportunities for walking and outdoor activities, together with Troon's extensive golf, sailing and leisure facilities, including the renowned Royal Troon Golf Club.









DESCRIPTION

The land occupies a prominent position with an open outlook across the sand dunes and the Firth of Clyde, towards the Isle of Arran, with expansive views along the Ayrshire coast, north towards Irvine and south towards Troon Marina.

The development plot is of irregular shape taking access off Beach Road via a public car park, and is the site of a former public convenience, since demolished and levelled, awaiting future development.

The site has planning permission under reference 24/00752/APP, for a restaurant and a car park. Plans are available upon request or via the South Ayrshire Council online planning portal.

The proposed development allows for a café/restaurant with bar servery, a kitchen, ancillary accommodation including toilets, with perimeter parking. The drawings show a building of around 520 sqm (5,600 sqft), or thereby and the images provided are indicative only.

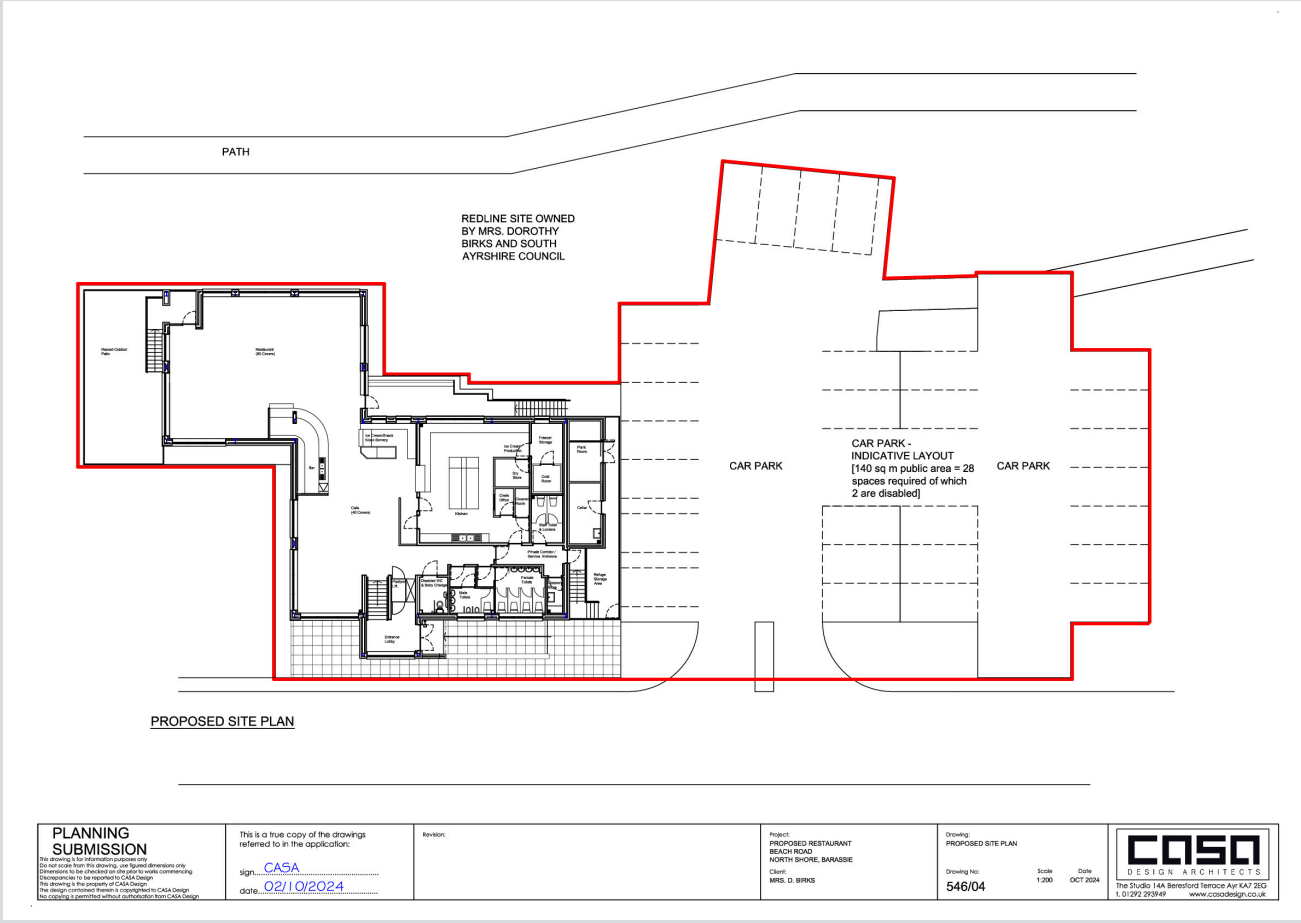
The site may be suitable for other uses, subject to obtaining the necessary consent from South Ayrshire Council.

The site extends to 607 sqm (0.15 acres), or thereby.

Offers over £129,000 are invited for the site.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

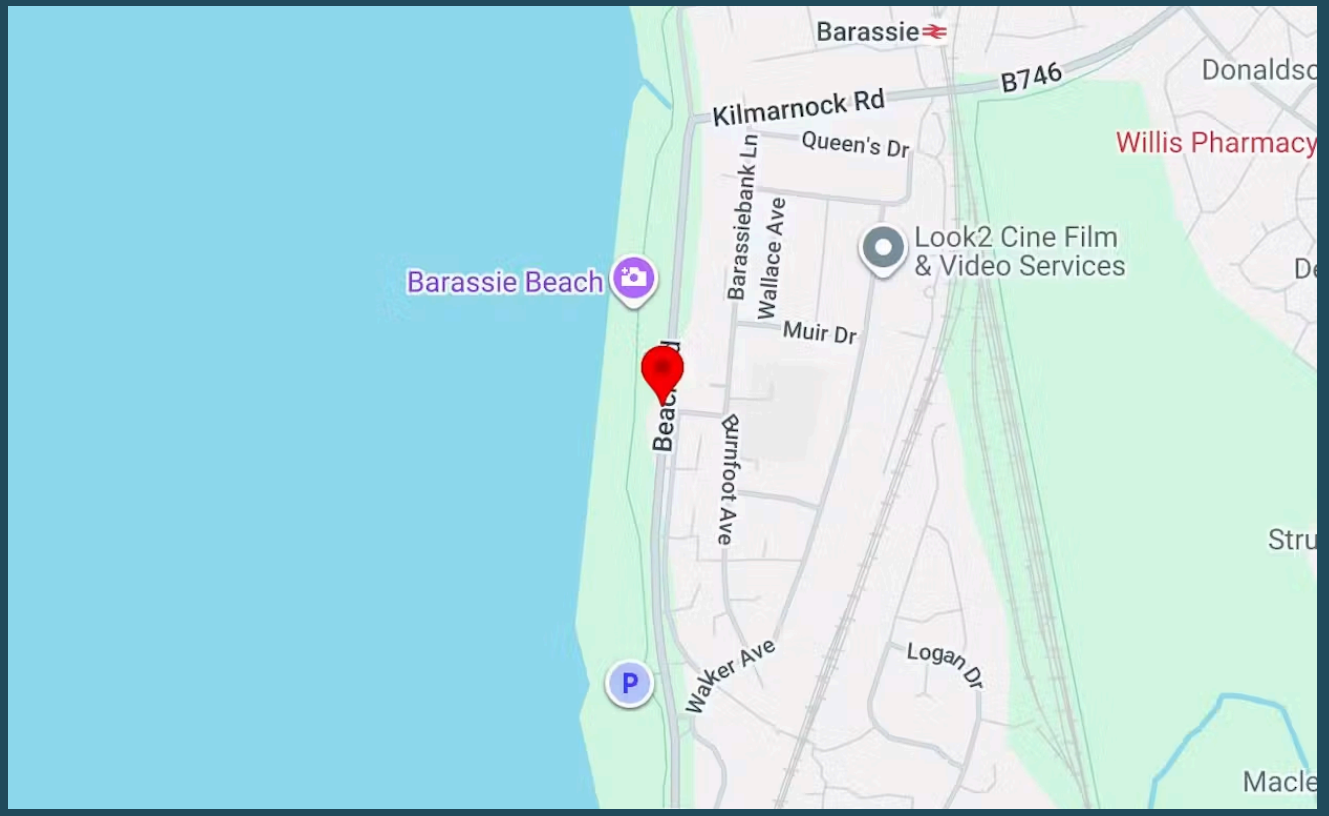
Strictly by contacting the sole agents.

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Make an enquiry

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