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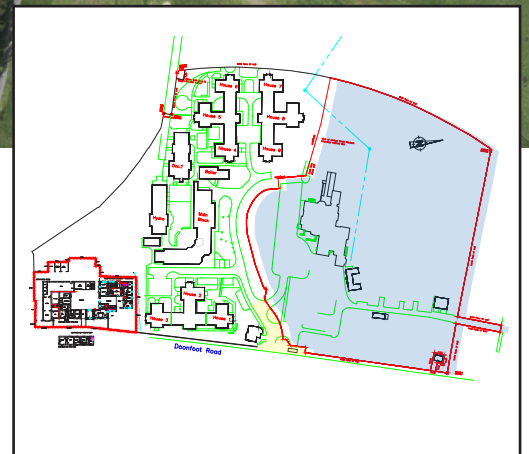
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# FOR SALE ENABLING DEVELOPMENT OPPORTUNITY



## SEAFIELD HOUSE, DOONFOOT ROAD, AYR, KA7 4DW

- "B" LISTED BUILDING SET IN SUBSTANTIAL GROUNDS
- CONSTRUCTED AS THE RESIDENCE OF SIR WILLIAM ARROL
- SITE AREA - 2.6 HECTARES (6.42 ACRES) OR THEREBY
- NEW BUILD OPPORTUNITY TO ENABLE CROSS FUNDING OF RESTORATION OF LISTED BUILDING
- LISTED BUILDING OFFERS POTENTIAL FOR RANGE OF ALTERNATIVE USES SUBJECT TO RECEIPT OF STATUTORY CONSENTS



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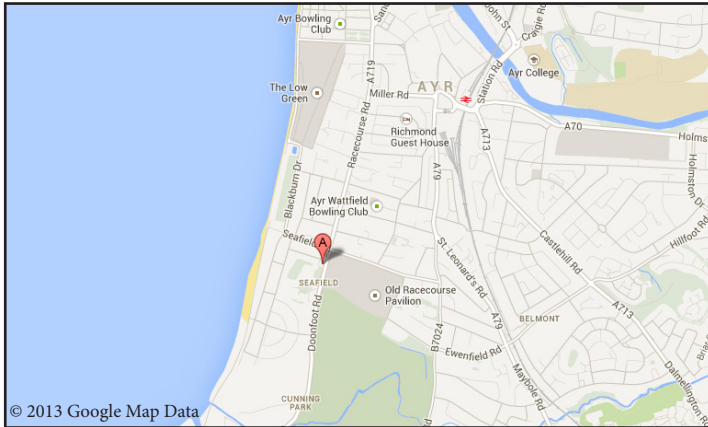
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## BACKGROUND

The building was constructed 1888-90 as the residence of Sir William Arrol, the renowned civil engineer and construction entrepreneur whose company built many landmark monuments including the Forth Rail Bridge, New Tay Bridge and Tower Bridge, London.

## LOCATION

The property is situated approximately 1 mile south of Ayr Town Centre, located within a highly desirable prestigious residential area, opposite the Old Racecourse and within walking distance of the sea front.

The property is positioned on the west side of Doonfoot Road, the main access, also serving the Health Board property situated south of the subjects. There is also a small additional access on to Seafield Crescent.

## DESCRIPTION

The property originally comprised a substantial 2/3 storey sandstone structure, with a magnificent four storey Italianate Tower and an expansive conservatory.

Internally, Seafield House was extremely well appointed with a magnificent library, valuable art collection and a large, beautiful hall with excellent acoustics for musical performances.

There are substantial grounds surrounding the Listed Building which incorporate attractive woodland areas offering an excellent opportunity for further sympathetic new build development.

## SITE AREA

We understand that the site area amounts to some 2.6 Hectares (6.42 acres) or thereby and the site plan identifies the boundaries of the subjects as we understand them outlined red, shaded blue. A right of access from Doonfoot Road will be granted over the area coloured yellow.

The local authority may be prepared to consider the formation of a separate access to serve the development.

## DEVELOPMENT OPPORTUNITY

Whilst the Listed Building is in poor condition, the extensive grounds attached, offer an opportunity to create a high quality development which may cross fund the restoration and conversion of the Listed Building.

The planning authority would be receptive to the creative, re-use of the Listed Building as a centrepiece of any development proposal.

## PLANNING

The site is designated for residential use under South Ayrshire Local Plan H2A. The site is anticipated to be capable of accommodating 30 residential dwellings comprising both new build within the grounds and dwellings created from the conversion of the Category B Listed, Seafield House. It should be noted that the grounds contains a large number of mature trees, which are covered by a Tree Preservation Order which are of significant local landscape value.

The other relevant policies to consider for this site are policies H4, OPP1, BE1, BE2 and ENV12.

The Council may consider alternative land uses providing that the applicant justifies them in terms of environmental, economic or social benefits or otherwise be in accordance with Table I of Appendix I of the South Ayrshire Local Plan which highlights the site for either residential or hotel use.

The Council approved the South Ayrshire Proposed Local Development Plan (LDP) on the 25th April 2013 for submission to the Scottish Ministers and accordingly, the LDP is a material planning consideration in the determination of all planning applications. There is an associated redevelopment opportunities brochure which covers Seafield House site (RO4).

South Ayrshire Council has prepared a Statement on Planning Position (June 2103). For details see Viewing /Further Information section.

## SERVICES

We understand that all mains services are available to the subjects however, interested parties should satisfy themselves as to the provision, capacity and connection costs associated with any proposed development/refurbishment.

## OFFERS

Offers are invited for our client's heritable interest in the subjects, with vacant possession. The purchase price is to be paid in full on the date of entry.

All offers to purchase the subjects must be submitted in writing in Scottish standard legal form. Our clients are under no obligation to accept the highest or any offer. Where offers contain suspensive conditions, timescales for purification of these conditions must be stipulated.

Any conditional offers must be subject to the payment of a non refundable deposit of 10% of the purchase price, payable on conclusion of missives, the deposit being a payment to account of the overall price.

All offers must be accompanied by sketch layout plans giving brief details of the development proposed including uses, site density and road access arrangements.

Our clients may reserve the right to introduce clawback provisions which could operate in the event of any enhancement value arising from any subsequent change of use or increase in site density.

A closing date will be set for receipt of offers and all interested parties must register their interest with Messrs Ryden, sole selling agents, in order to be advised as to the setting of any future closing date.

## VALUE ADDED TAX/STAMP DUTY LAND TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

The purchaser will be responsible for any Stamp Duty Land Tax and Recording Dues that are applicable for any transaction.

## VIEWING/FURTHER INFORMATION

Further technical and background information on the property can be viewed or downloaded at <http://property.ryden.co.uk/search/2037/>

An Open Day will be arranged for interested parties to explore the potential restoration/ development of the property and confidentially discuss their vision with representatives from Ryden, and members of the Seafield Viability Group comprising the Vendors NHS Ayrshire and Arran, Historic Scotland, the Scottish Government and South Ayrshire Council.

Details of the Open Day are as follows:

Date: Monday 16th September 2013

Time: 1.30pm - 5.00pm

Location: Savoy Park Hotel, 16 Racecourse Road, Ayr, South Ayrshire, KA7 2UT

Please confirm if you wish to attend the Open Day.

External inspections of the site must be specifically arranged by contacting Russell Rutherford.

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