



FORMER NATIONAL WATERSPORTS TRAINING CENTRE
GREAT CUMBRAE ISLAND, AYRSHIRE

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Excellent opportunity to develop former watersports centre in sought after location for tourism related business

Millport 2.5 miles ■ Largs 1.5 miles ■ Kilmarnock 30 miles
Ayr 38 miles ■ Glasgow 38 miles ■ Edinburgh 89 miles

- Scope for alternative use subject to obtaining necessary consents
- Principal building with potential for conversion or redevelopment
- 4 x 7 bedroom residential chalets each sleeping between 10 to 12 people
- 3 Workshops/Stores
- Extensive yard and open storage
- Foreshore, slipway and jetty held on separate leases
- Land with potential of additional development
- Landward area extends to approximately 6.80 acres (2.76 hectares)
- Foreshore and seaward area extending to approximately 4.97 acres (2.00 hectares)

11.77 acres (4.76 Ha) in total

Galbraith

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 **OnTheMarket**



LOCATION

The Isle of Cumbrae is located in the lower Firth of Clyde approximately 1.5 miles off the mainland and the town of Largs. The island is approximately 3.70 miles long and 1.85 miles wide and has a population of around 1,300 residents. The island is served by two ferries operated by Calmac, which run every 15 minutes during the Spring and Summer months reducing to every 30 minutes during the winter months. The town of Millport which is located on the southern shore of the island has a range of local amenities including a primary school, shops, pubs, cafes and restaurants. Largs, a short ferry crossing to the east offers a wider range of amenities and services including, national retailers, supermarkets, medical services, leisure facilities and primary and secondary schooling.

The island also boasts an 18 hole golf course at Millport Golf Club which is located in the heart of the island. The island is also popular for cycling, walking, birdwatching and other watersports including kayaking.

The Firth of Clyde is a popular destination for sailing due to its accessibility to Glasgow, and with Largs Yacht Haven providing many enthusiasts and yacht owners with a berth to keep their boats together with other associated services including Food & Drink, Boatyard & Marine Services, a well-stocked chandlery and recycling facilities.

DESCRIPTION

The former watersports centre is located on the eastern shore of Cumbrae and occupies a landward site extending to approximately 6.80 acres. The property is located approximately 400m to the south of the ferry slipway and is accessed directly off a minor public road (B 896).

The property comprises a principal building which is of timber frame construction under a pitched tile roof and arranged over ground and lower ground floors. The accommodation on the ground floor includes a reception area, offices, commercial kitchen, dining hall, classrooms, lounge, gym and toilet facilities.

The lower ground floor includes male and female changing facilities, a former wet suit store and drying room. The changing facilities and storage areas have a wet wall fit out and floor laid to vinyl. Along the southern elevation there is a 3 bay extension with storage and workshop accommodation.

To the rear of the main building there is an attached 7 bedroom residential chalet with toilet and shower facilities, kitchen and lounge formerly used as staff accommodation.

On the northern part of the site there are 3 residential chalets of timber frame construction with timber cladding under pitched tile roofs. The Sanda and Ailsa chalet have 7 bedrooms each with en-suite shower rooms. The Gigha chalet has 7 bedrooms, 1 en-suite shower room, 2 shower rooms, W.Cs and an open plan kitchen/dining/lounge.

The principal accommodation is as follows:

Accommodation	Sq. M.	Sq.ft.
Main Building		
Ground Floor	600.63	6,465.18
Lower Ground Floor	343.18	3,694.03
Garage/Store	83.66	900.52
Bute Chalet	96.34	1,037.00
Gigha Chalet	105.88	1,139.00
Ailsa Chalet	104.88	1,128.90
Sanda Chalet	104.88	1,128.90
Total GIA	1,439.45	15,494.24



Outside, the areas to the front of the property are laid to tarmac, with car parking and open storage areas. The land around the main building and chalets are down to grass with paved pathways.

The land to the south has been used as an informal football pitch and the land to the west may offer some future development potential.

LEASES

There are currently 2 leases in place as follows:

Jetty, Outfall and area of seabed by main slipway

Landlord: The Crown Estate Commissioners
Tenant: Scottish Sports Council t/a **sportscotland**
Rent: £1,290 per annum
Lease Expiry: 30th April 2021

The extension of this lease for 5 years is in the process of being finalised, accordingly, the lease will expire on 30th April 2026.

Area of foreshore at Downcraig Pier

Landlord: Cumbrae Properties (1963) Limited
Tenant: The Scottish Sports Council Trust Company
Rent: £1,000 per annum
Lease Expiry: 28th February 2025

The leased areas extend to approximately 1.15 acres (0.50 hectares). Copies of the leases and the lease plans are available in the data room.

The sellers are of the view that there is scope for the leases to be assigned to the purchaser. Please contact Galbraith for further information.

SERVICES

The property has mains connections of electricity and, water. Drainage is by way of connection to private system.
Heating is by electric panel heaters throughout.

The kitchen hob cookers are connected to bottled propane gas.

The accommodation chalets and the main building have solar thermal systems which supplement the hot water production and reduce electricity consumption. There are also photo voltaic panels fixed to the roof of the gym to the rear of the main building.

An overhead electricity line crosses the field to the west on a north-south axis.

There is a 5,000 litre underground petrol tank and a 2,500 litre above ground diesel tank in the yard area.

PLANNING

The subjects are located in the North Ayrshire Local Development Plan area in open countryside. The subjects do not have a specific planning designation, however, from review of the local development plan "The Coast Objective" is supportive of development of marine activities, infrastructure, tourism and business.

Accordingly, we are of the view there may be scope to redevelop the property for a tourism use or add to the accommodation with self-catering units, subject to obtaining the necessary consents.

Any planning enquiries should be made to North Ayrshire Council epanning@north-ayrshire.gov.uk or 01294 324319.

ENERGY PERFORMANCE CERTIFICATE

The residential properties have energy performance rating of F. Please contact the selling agents for a copy of the EPC.

The commercial property has an energy performance rating of G.

RATEABLE VALUE

The subjects have a rateable value of £75,000.

DATA ROOM

An online data room has been prepared, containing lease documents, an asbestos report for the building together with floor plans and plans showing the location of the mains services infrastructure and the title plan documentation.

Please contact Galbraith for access.

ASKING PRICE

Our clients are seeking offers over £450,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

The seller is seeking an overage of the market value for alternative use triggered by the granting of planning permission (excluding leisure, tourism, self-catering/holiday use). The terms of any overage will be by agreement between the parties.

We recommend that interested parties note their interest in the subjects to be kept informed of any closing date and to receive any additional pertinent information.

VAT

The property is not elected to tax and VAT will not be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

Viewing of the property is by appointment only. Please see the video link below.

<https://youtu.be/FB9iGL7koYg>

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

It should be noted that vehicles can be taken on the ferry, but the property can also be accessed by foot as it is a short walk from the ferry slipway.

Further information on the ferry timetable and tariffs are available on the Calmac website.

www.calmac.co.uk/summer-timetables/Largs-Cumbrae-slip

It should be noted that various kitchen and gym equipment together with furniture remain in the the buildings and can be included in the sale or removed from the property by agreement.

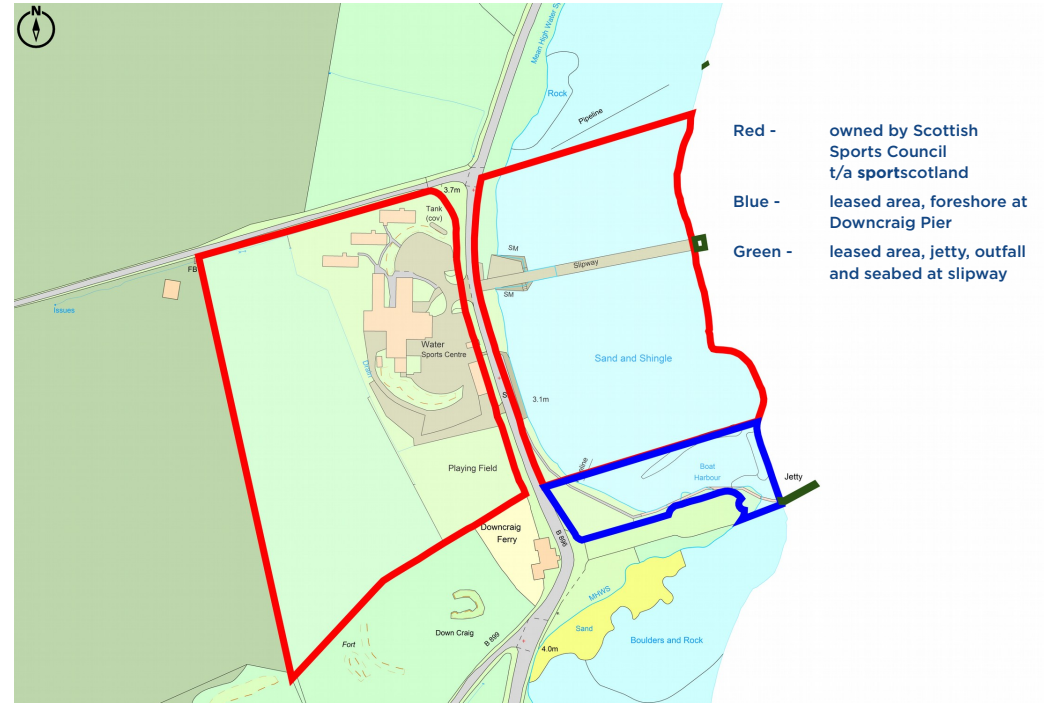
CONTACT

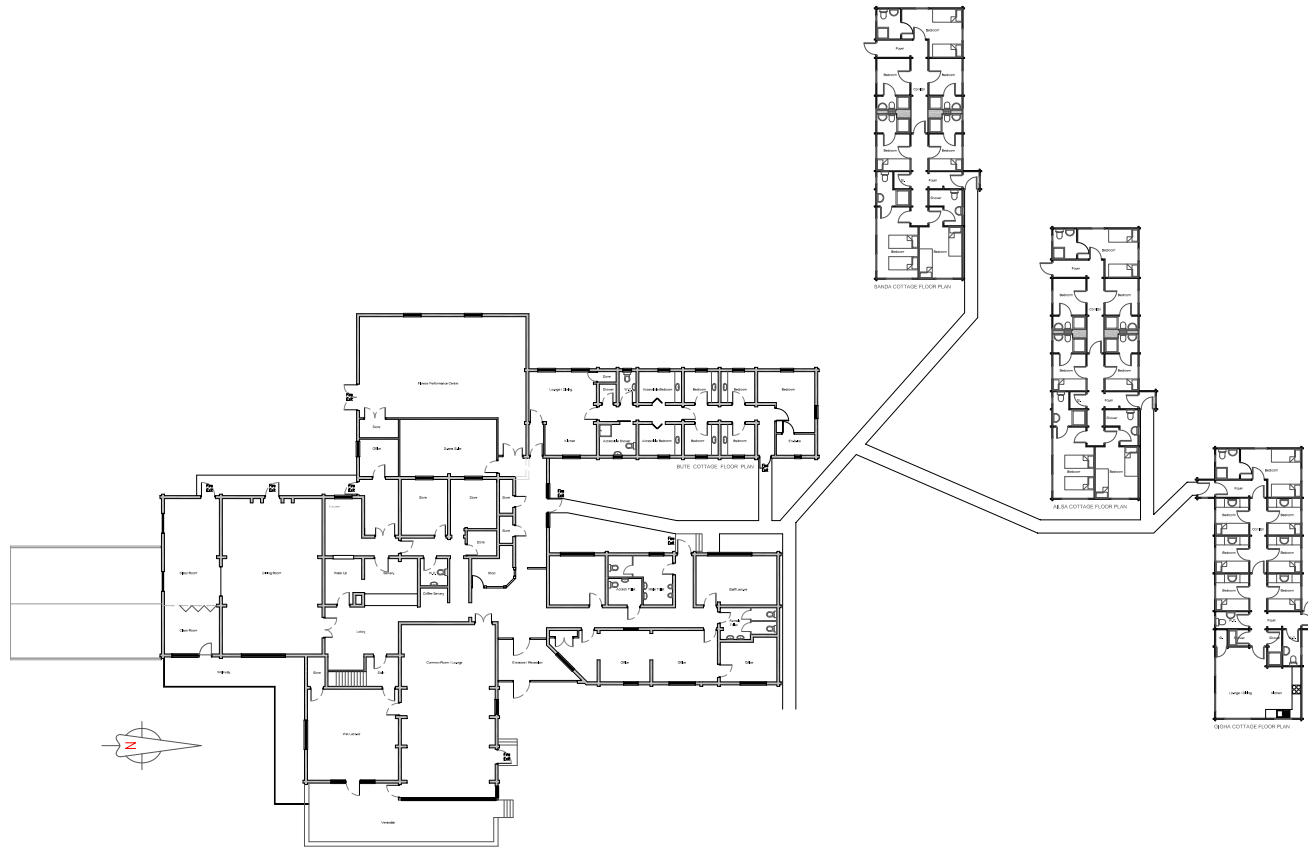
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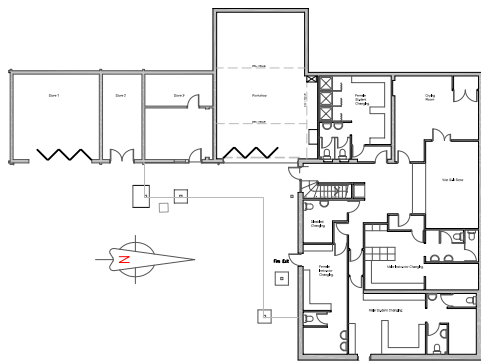
SOLICITORS

Wright Johnston & Mackenzie
319 St Vincent Street
Glasgow
G2 5RZ





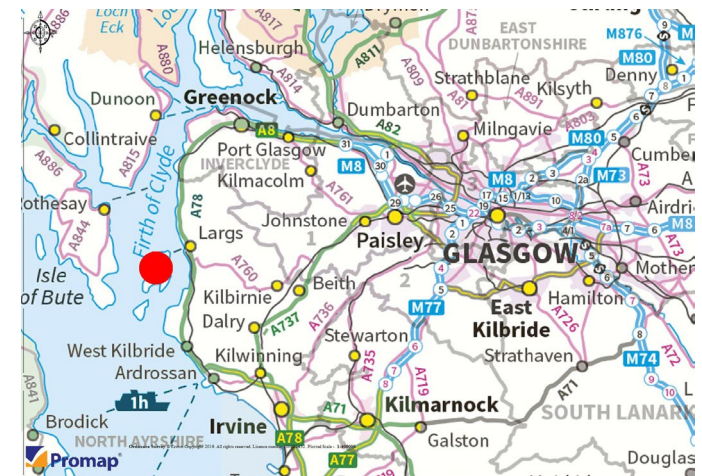
GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Formal offers in the acceptable Scottish Legal Form confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: stirling@galbraithgroup.com 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7 Photographs taken January 2022. 8. Particulars prepared January 2022.





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