

VIDEO  
TOUR



## FORMER HOTEL IN PARKLAND SETTING

- > WITHIN POPULAR BELLEISLE ESTATE
- > FORMER HOTEL IN SHELL CONDITION AWAITING REDEVELOPMENT
- > INCLUDES CAR PARK AND LANDSCAPED AREAS
- > OVERALL SITE AREA APPROX. 0.89 HECTARES (2.08 ACRES)
- > OFFERS INVITED

FOR SALE

On the  
instructions of

**FORMER BELLEISLE HOUSE HOTEL, DOONFOOT ROAD, AYR, KA7 4DP**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)

## LOCATION

The property is set within Belleisle Estate a popular public park offering a wide range of leisure opportunities including Belleisle & Seafield Golf Courses, mature woodland and formal gardens together with a busy children's play area.

Belleisle Estate is located towards Ayr's southern boundary in the Doonfoot district in an established residential location with town centre services and facilities a short distance to the north.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800, the town enjoys good transport links by road, rail and air.

## THE PROPERTY

The subjects comprise a Category "B" Listed two storey attic and basement property dating back to the late 18<sup>th</sup> Century with some 19<sup>th</sup> Century additions, a 1970's extension was demolished some time ago.

The building has been stripped back to a shell having been fire damaged around four years ago.

Included within the subjects of sale is an adjacent car park and landscaped area.

The site area is approximately 0.89 hectares (2.08 acres) and is shown outlined red on the site plan.

## FLOOR AREAS

The footprint of the shell of Belleisle House is approximately 630 Sq. m. (6,780 Sq. ft.). We understand that the hotel prior to any demolition or fire damage had a gross internal area of around 3,750 sq. m. (40,365 sq. ft.).

The above should be taken as approximate sizes only and interested parties should make their own enquiries in this regard.

## RATING ASSESSMENT

The property currently has a nil entry in the Valuation Roll.

## ENERGY PERFORMANCE CERTIFICATE

The subjects comprise a redevelopment opportunity, in the circumstances no EPC is required.

## PLANNING

Planning applications in respect of the property are summarised below:

[13/01394/APPM](#)

Planning consent was granted by South Ayrshire Council on 19<sup>th</sup> June 2014 allowing alterations and extensions to the hotel.

[13/01395/LBC](#)

Listed Building Consent was granted by South Ayrshire Council in relation to the works noted in the planning consent above.

[22/00244/PP](#)

Planning in principle was granted by South Ayrshire Council on 31<sup>st</sup> May 2022 for the restoration of the building and creation of a new hotel and associated facilities.

## FEASIBILITY STUDY

Our clients have commissioned a Feasibility Study into the redevelopment of Belleisle House, a copy can be provided upon request.

## PRICE

Offers either unconditional or subject to planning consent are invited in respect of our client's heritable interest in the property.

A closing date for offers is likely to be set and interested parties are therefore advised to note interest with the agents.

Offers whether clean or conditional will require to include details of the purchaser's proposals for the buildings and how this will be funded together with an indicative timescale for completion.

As the property comprises a Grade B Listed Building only proposals based on the refurbishment of the existing structure will be valid.

A form of wording will be included in the sales contract to ensure the preferred bidders proposals are implemented, the exact wording to be agreed between the parties

## COSTS

The purchaser will be responsible for the vendor's legal and internal costs and charges incurred in completing the transaction.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JUNE 2024**





### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.



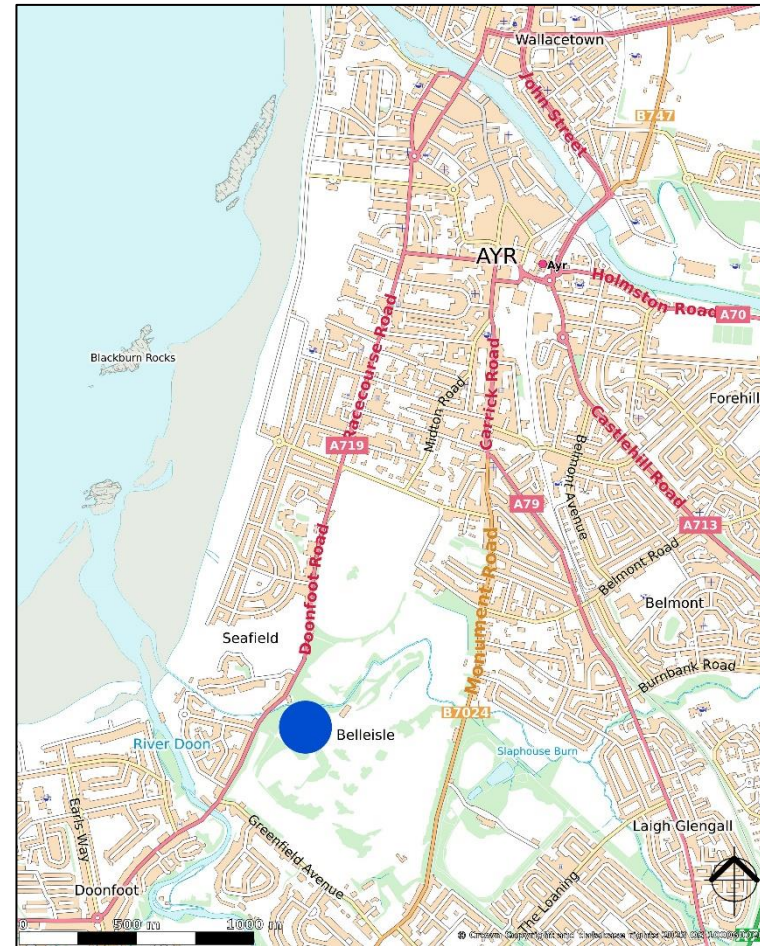
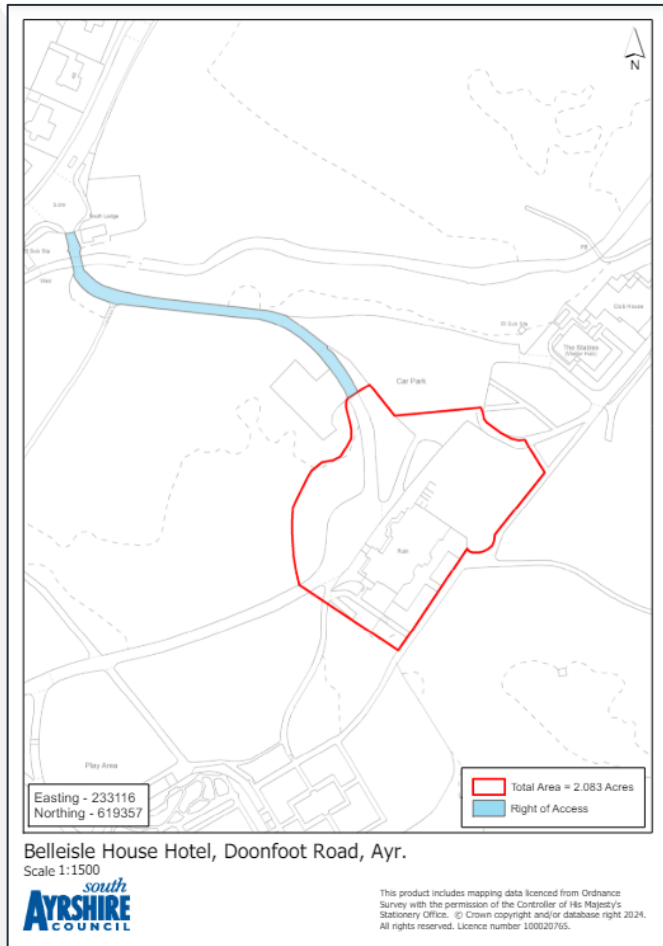
For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JUNE 2024**





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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JUNE 2024**

