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FOR SALE

Redevelopment Opportunity

Ayre House

Ayre Road

Kirkwall

KW15 1QZ



- Residential property requiring extensive refurbishment
- 245 sq m (2,637 sq ft)
- Offers in the region of £95,000 are being sought.
- Property is being sold on the behalf of the Trustee in the Sequestration of the firm of John G Barry and Maria R Barry

LOCATION

The subjects are located in a stunning location on an area known as the 'Peedie Sea' overlooking the picturesque bay and open sea within the town of Kirkwall. Kirkwall is the largest town on the islands of Orkney located 16 kilometers from mainland Caithness. The island is connected to the mainland through regular ferries and air links through Kirkwall airport.

DESCRIPTION

An imposing three storey four bedroomed house with separate flat located on the top floor. Externally, gardens overlook both the open sea and the bay area. In need of substantial refurbishment, the property presents a rare opportunity in a stunning location. Previously used as a large house and flat it holds potential for various redevelopment projects subject to the relevant local authority consents.

Please note that the property requires a complete and extensive renovation and is not currently fit for habitation.

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition May 2015 to give a gross internal area of 245 sq m (2,637 sq ft).

SERVICES

Mains electricity, water and drainage are installed. Heating has previously been provided through an oil boiler although the oil tank is no longer in place.

ENERGY PERFORMANCE CERTIFICATE

Exempt.

PRICE

Offers in the region of £95,000 are being sought for the property.

Please note that the site is being sold on behalf of the Trustee in the Sequestration of the Firm of John G Barry and Maria R Barry. He acts as agent and without any personal liability. As is normal in sales by insolvency practitioners, any sale will be without warranties or indemnities and shall otherwise be on standard insolvency terms.

VIEWING AND FURTHER INFORMATION

Due to safety constraints access for viewing is not recommended.

All enquiries are to be through the joint agents:

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