

FOR SALE BY ONLINE AUCTION

**Auction Date: 21st
August 2025**

**Former Anti Aircraft Operations
Room**

Semi rural edge of town location

**Development opportunity –
lapsed planning for residential
use**

**Approx. floor area 1,150 sq. m.
(12,379 sq. ft.)**

**Approx. site area 0.48 Hectares
(1.80 Acres)**

Guide Price : £55,000



WHAT 3 WORDS

DALRIADA, LANGHOUSE ROAD, INVERKIP, PA16 0DE

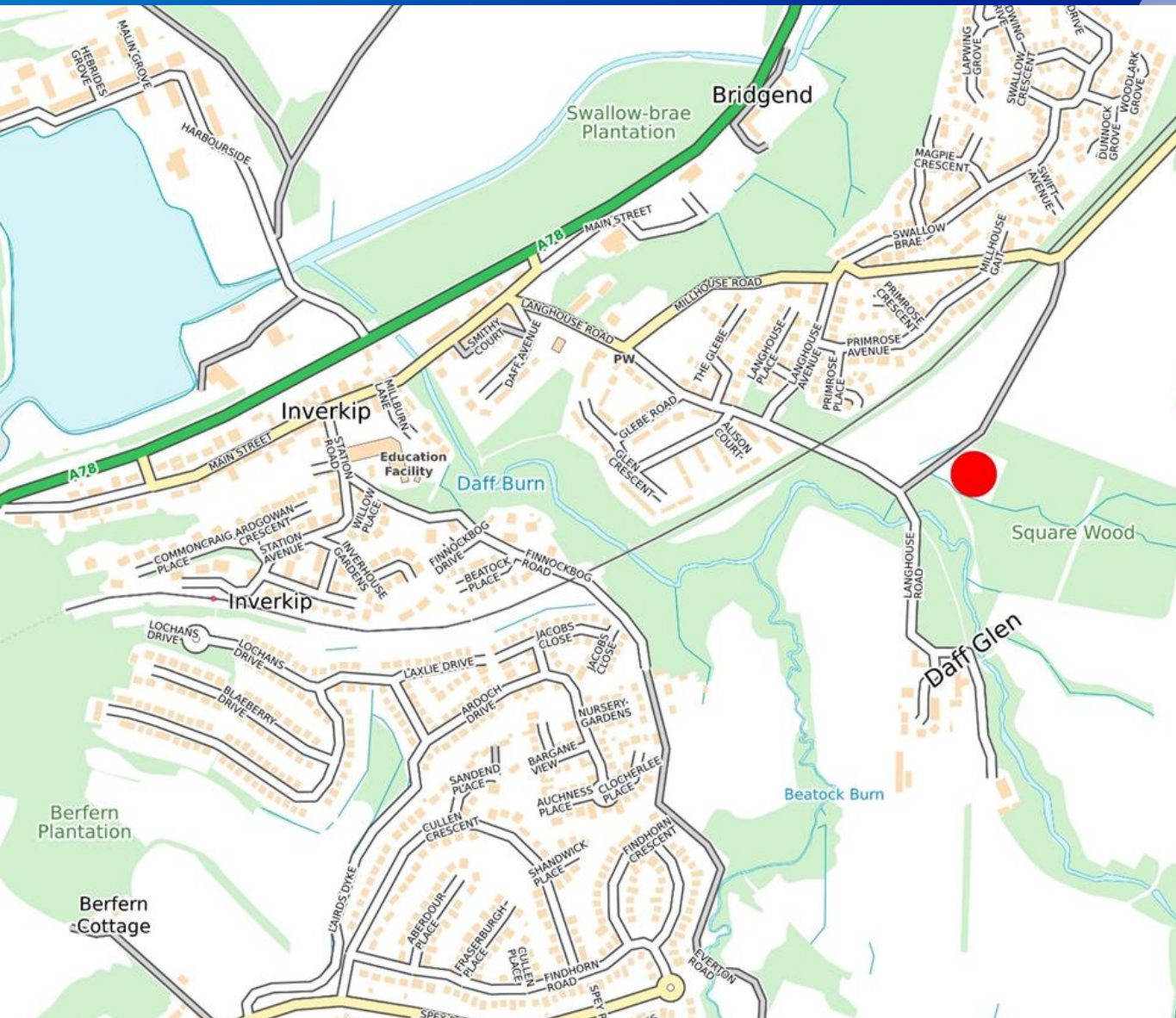
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Location

DALRIADA, LANGHOUSE ROAD, INVERKIP



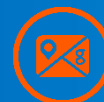
The subjects are located on the edge of the village of Inverkip which enjoys a coastal location on the A78 in the Inverclyde Council area around 5 miles south of Greenock and 8 miles north of Largs.

The village has a population of around 3,500 and is essentially residential in character although with a reasonable range of services and facilities.

It benefits from a marina and mainline a railway station.

The subjects are located on Langhouse Road in an elevated semi rural position to the east of the village.

An indicative Site Plan is below with the site shaded red.



FIND ON GOOGLE MAPS



Description

DALRIADA, LANGHOUSE ROAD, INVERKIP



The subjects comprise a former Anti Aircraft Operations Room dating back to 1950's formed over ground and lower ground floor levels essentially being a flat roofed concrete structure. We understand that it was subsequently used by the Royal Navy until the late 1960's and known as HMS Dalriada, it has been unused since.

A steel frame has been added to the flat roof in connection with the planning consent for conversion to residential use noted below.

We estimate the gross internal area to be approximately 1,150 sq. m. (12,379 sq. ft.).

The lower ground floor level is currently flooded and viewings are strictly by appointment.

Planning

Inverclyde Council granted planning consent for conversion to a single dwelling on 5th August 2010 under Reference 10/0017/IC. Interested parties should make their own enquiries with the Council (www.inverclyde.gov.uk).





Auction Date

The auction will be held on 21st August 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £55,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Resale

Please note the vendors will not permit the marketing or resale of the property within 12 months from the date of purchase.

See legal pack for further information.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

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



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Arlene Wallace
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Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

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

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