

Balrossie  
Kilmacolm, Inverclyde  
PA13





**Residential development site in highly desirable village with planning consent for 64 units.**



## Description

The property comprises the B Listed former Balrossie Children's Home, which was constructed in 1899 in the Scottish Renaissance style with gothic detailing. Originally built as an orphanage by the Sailor's Orphans Society of Scotland, the property has a number of extensions to the rear. In addition to this there is a two-storey villa annex to the north of the main building and a former water tower to the west. It is understood that the property has lain vacant since circa 2004 and many of the buildings have fallen into disrepair. The remainder of the site, which measures some 12.38 hectares (30.6 acres) comprises a paddock, former playing fields, wooded and garden areas. The property is accessed via a private driveway from Blacksholm Road at the south eastern corner of the site.

# Location

The property is located on the south western edge of Kilmacolm, a popular commuter village 28 km (19 miles) to the west of Glasgow. Kilmacolm is renowned as one of the most sought after villages to live in Scotland and benefits from a Co-op Supermarket, shops, restaurants, cafes, a pub, library and doctors surgery. There is an excellent nursery and primary school, as well as the renowned St Columba's Independent School. Furthermore, there are bus pickup points in the village for many of Glasgow's private schools. A wealth of leisure facilities are available on the doorstep, with the river Clyde and its tributaries close by and Loch Lomond and the Trossachs National Park only 48 km (30 miles) to the north. Kilmacolm itself has a golf course, tennis, squash and bowls clubs, as well as walks and cycle paths around the beautiful surrounding countryside.

Being located close to the A761, the property benefits from excellent road links on to Paisley, Port of Glasgow and Greenock, as well as to the M8 motorway approximately 14km (9 miles) to the south east. Glasgow International Airport lies 14 km (9 miles) to the east.

# Planning

Balrossie benefits from a variety of Planning Permissions to convert the existing main building, annex and water tower into 15 units, along with the construction of 49 new build houses within the grounds. The proposed development will include a new access point in the northeastern corner of the site and a new package waste treatment plant will be required. The net sales area of the consented scheme is 11,215.01 SqM (120,718 SqFt).

Planning Permission (18/0007/TRE) was granted on 3rd August 2018 to remove various trees within the grounds of Balrossie.

Planning Permission (23/0019/IC) was granted on 7th June 2023 to allow for the construction of 27 new build houses with associated roads infrastructure and new package waste treatment plant.

Planning Permission (23/0020/IC) was granted on 7th June 2023 to convert the existing buildings into 15 residential units.

Planning Permission (23/0018/IC) was granted on 7th June 2023 to allow for the construction of 22 new build houses with associated roads infrastructure and new package waste treatment plant.

Building	Type	No Units
New Build	3 bed Semi-Detached Villa	8
New Build	3 Bed Detached Villa	4
New Build	4 Bed Detached Villa	16
New Build	4 Bed + Box Detached Villa	3
New Build	5 Bed Detached Villa	18
Main Building Conversion	2 Bed Apartment	12
Annex Conversion	4 Bed Semi Detached Villa	2
Tower Conversion	3 Bed Detached House	1
<b>TOTAL</b>		<b>64</b>

Balrossie with annex, ornamental outbuilding, ancillary building, terraces, steps, gatepiers, gates and railings are B Listed but are not situated within a Conservation Area.

Further information regarding the Planning Permissions is available upon request, alternatively contact Inverclyde Council on 01475 717 171or [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)

# Vacant Possession

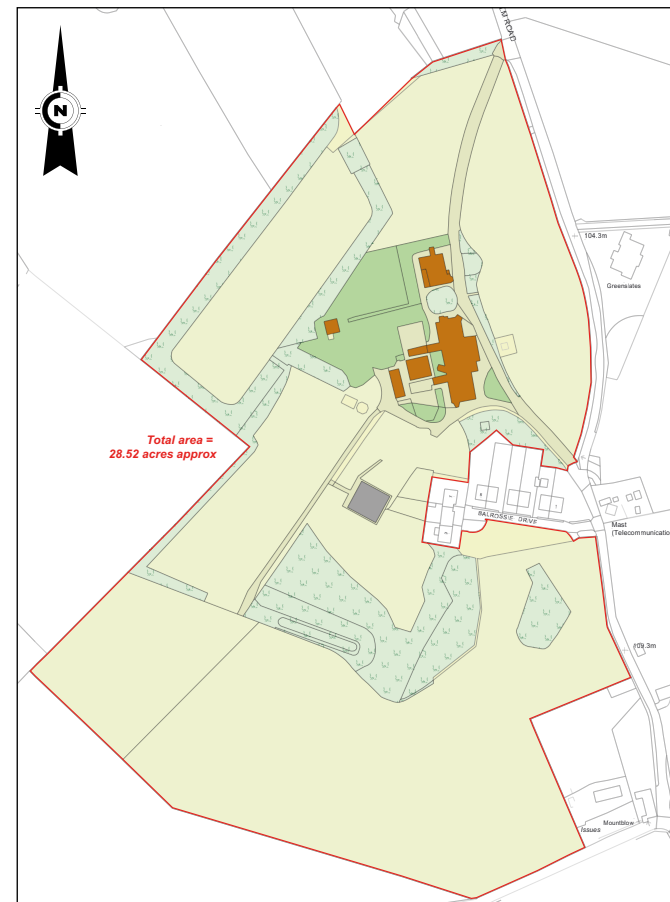
The property is sold with the benefit of vacant possession

# VAT

The property is elected for VAT

# Financial Guarantee/ Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.



In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

# Viewing

Strictly by appointment through Knight Frank on 0131 222 9600

**I would be delighted to tell you more.**

**Neil Scott**  
0131 222 9600  
[neil.scott@knightfrank.com](mailto:neil.scott@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated August 2020. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

