



Clyde Marina

hotel development,
Ardrossan

KA22 8DB



Key highlights

- Ardrossan Harbour is the terminal for the Arran ferry with over 700,000 passengers passing through each year.
- This is quite simply one of the best trading locations for a hotel in the area and any operator will be able to maximise business, tourist and general leisure trade.
- The marina is a prominent feature of the site, providing an attractive setting and a major business opportunity for the hotel.
- The location is easily reached by road, rail (hourly service) to the ferry terminal, sea and air, with Prestwick airport nearby.
- Ayrshire's golf courses, including Turnberry, Gales, Royal Troon, Prestwick, Barassie and Dundonald are within easy reach.
- Financial assistance is available towards the development from Irvine Bay Regeneration Company.
- The project will benefit from the major investment to the area by Irvine Bay Regeneration Company.
- Proposals are invited for the benefit of the heritable interest in the site with a development agreement to build a hotel.



Location

General location

Ardrossan is located on the north side of Irvine Bay between Irvine and Largs on the north Ayrshire coast. The hotel site is situated less than an hour's drive from Glasgow city centre.

Ardrossan is located on the edge of an area of exceptional natural beauty. The towering peaks of the Isle of Arran dominate the skyline; beyond are the Paps of Jura and the Mull of Kintyre.

Figures from the Scottish Office show approximately 3.8 million UK and overseas tourists come to the Greater Glasgow and Clyde Valley on an annual basis.

Ayrshire is an established quality golfing and sailing destination which attracts significant UK and international golfing tourism, particularly during the summer months.

Regeneration area

Since 2006, Ardrossan has been part of a regeneration area, overseen by Irvine Bay Regeneration Company. As the transformation of the area continues to take shape, there are a number of key development opportunities in the area.

One of these is the Ardrossan North Shore project which now is underway, with a £70 million investment to include 400+ houses and at least 4,000 sq m of offices.

The proposals of the Ardrossan North Shore project include an extension of the marina to create around 250 new berths in phase one, followed by a further 250 berths in phase two. The existing 250 berths operate to virtually full capacity. The marina is adjacent to the hotel site where 1,625 sq m of office space is also proposed plus a 80 space public car park.

Communication links

Transport links are one of Irvine Bay's great strengths, with historic investment providing a comprehensive road and rail infrastructure.

Ardrossan is linked to Glasgow via the A737 road and Ayr via the A78 road. The A783 town by-pass was opened in December 2004 providing a much needed improvement to local transport links, reducing local travel times significantly.

Ardrossan is the main ferry point for travel to Arran and over 700,000 people travel through the town and harbour for this purpose every year. Typically, four daily ferry crossings operate from Ardrossan to Brodick in the winter and five daily crossings in the peak summer months.

Being close to the ferry terminal, the hotel is ideally situated to cater for additional custom when ferry services are cancelled due to weather conditions.

Ardrossan benefits from three railway stations: Town Centre, Ardrossan South Beach and the Harbour rail station, which is situated adjacent to the proposed hotel site. An excellent train service provides regular direct services to Glasgow city centre and Glasgow Prestwick International Airport.

Glasgow Prestwick International Airport can also be reached within 20 minutes by road and Glasgow International Airport has a drive time of 45 minutes.



Planning permission

A planning application has been submitted. We expect any hotel operator would want to maximise the water facing situation of the hotel and, as such, the hotel has an attractive design with maximum visibility to the water.

The hotel would likely be 3 storeys in height and constructed in high quality finishes, maximising the use of full height glazed windows in public areas. The proposal is for a 40 bedroom hotel, each room being 20 to 25 sq m on average, an integrated 50 seater bar restaurant and function suite with a capacity of 100.

Site description

The site is presently occupied by a car/boat park that serves the marina.

The opportunity

This is a first class opportunity for a hotel operator and/or developer to create a prime hotel situated in a unique trading position within the Clyde Marina. The site is available on heritable tenure with planning permission currently being worked on.

The proposal

Proposals are invited for the heritable interest in the hotel development site with agreement. Our client, Irvine Bay Regeneration Company, can provide financial assistance to the preferred bidder to enable the hotel development. Further details of this can be provided to interested parties upon application.

Tourism statistics

Ayrshire & Arran

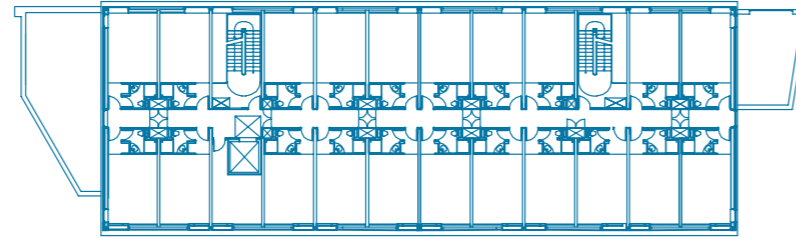
It is estimated that in 2009, UK residents made around 890,000 trips to Ayrshire & Arran, staying for around 3,100,000 nights and spending £155m.

Of that UK market, over half (56%) of trips were made by Scots, who made up 39% of total expenditure in the region. Visitors from England made up 37% of trips and made up 48% of total expenditure in the region.

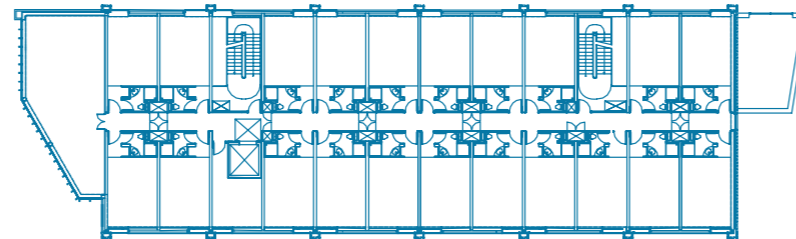
In addition to the above, overseas visitors made around 130,000 trips to the region, staying for 780,000 nights and spending £46m. *Source: Visit Scotland*

Floor plans

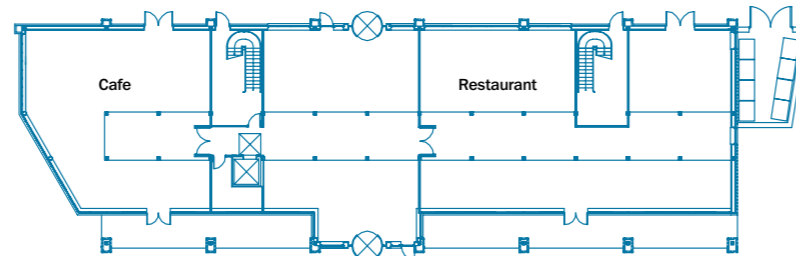
For illustration only - not to scale



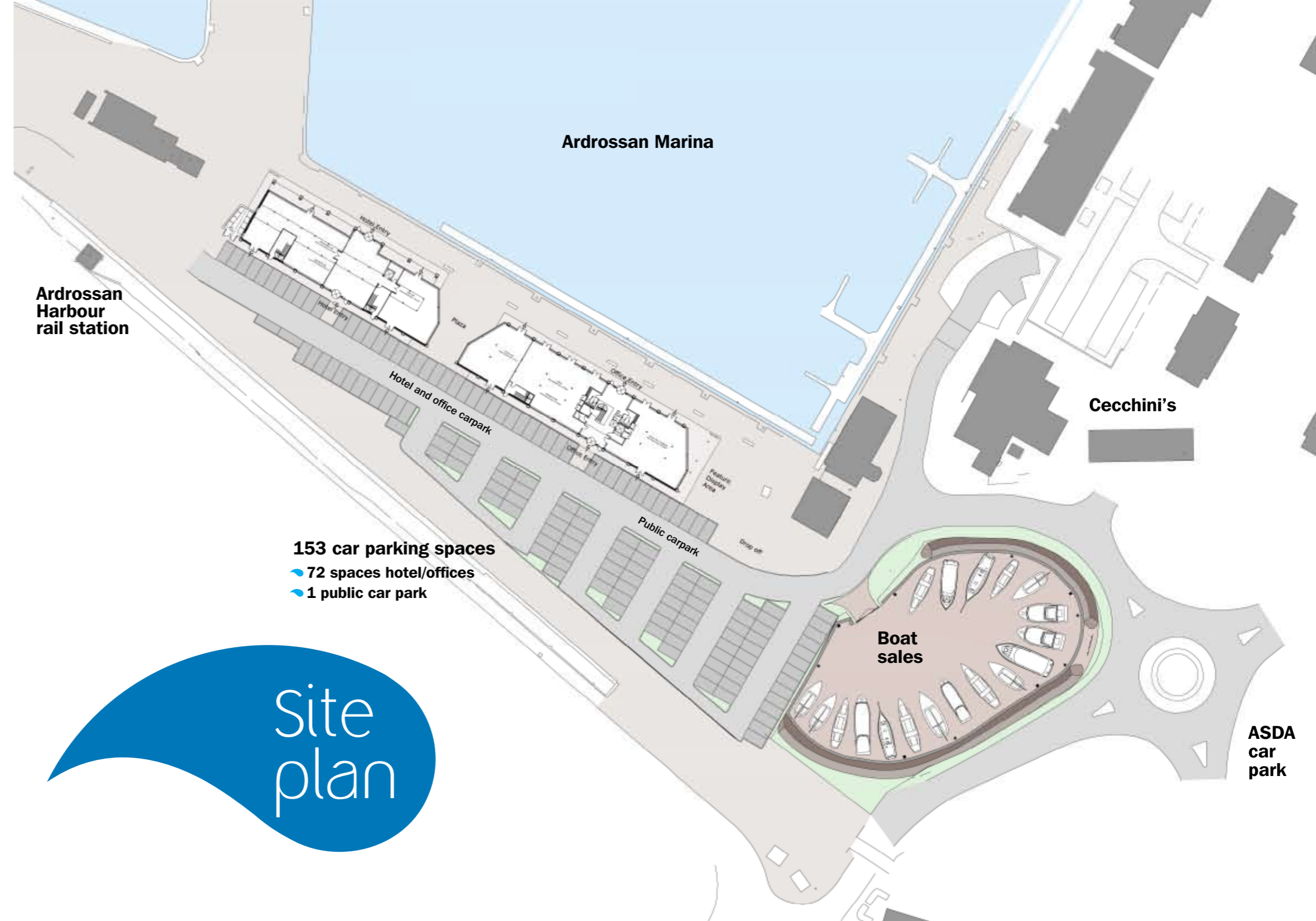
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Site plan

Further information

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