

**Lot 52, Africa House, Lundholm Road, Stevenston,  
North Ayrshire KA20 3LR**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Heritable Building with Development Potential (Subject to Consents)

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

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## Property Information

### Heritable Building with Development Potential (Subject to Consents)

- Grade B Listed building on site of 0.732 Hectares (1.81 Acres)
- Previously used as Ancillary and Dining Facilities to the Former Major ICI Nobel Plant
- Adjacent to Chemring Energetic UK offices
- Located at Ardeer Peninsula with a variety of occupiers
- Redevelopment Opportunities (Subject to Consents)
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#### Lot

52

#### Auction

18th May 2023

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

39 miles south of Glasgow  
20 miles north of Ayr

#### Roads

M77, A71, A737

#### Rail

Stevenston Railway Station (38 minutes to Glasgow Central)

#### Air

Prestwick (16 miles south), Glasgow International Airport (23 miles north)

### Situation

Africa House is located at Ardeer to the south of the town of Stevenston in North Ayrshire. Stevenston is known as one of the 'Three Towns' along with Adrossan and Saltcoats on the west coast. Once the site of a major ICI chemical works, Ardeer lies at the head of the Ardeer peninsula, now part of Stevenston, North Ayrshire.

### Tenure

Heritable. Scottish Equivalent of English Freehold

### Description

Africa House (originally the South African Pavilion) is a Category B listed building extending to 1,505 sq m (16,208 sqft) originally constructed as part of the 1938 Empire Exhibition in Glasgow. It was constructed as a temporary structure built to house an exhibit of South African goods and following the Exhibition was purchased by ICI Nobel. The company transported the structure from Glasgow to their explosives manufacturing plant in Ardeer, near Stevenston in North Ayrshire. The structure was re-erected and served as a kitchen and canteen for the company's staff. A two-storey concrete-framed extension was added to the structure in the 1960s.

The canteen closed in 1994 and ICI Nobel left the Ardeer site in the mid 2000s. Africa House has suffered a partial roof collapse and it should be noted that the building is in a dilapidated state.

### VAT

VAT is applicable to this lot.

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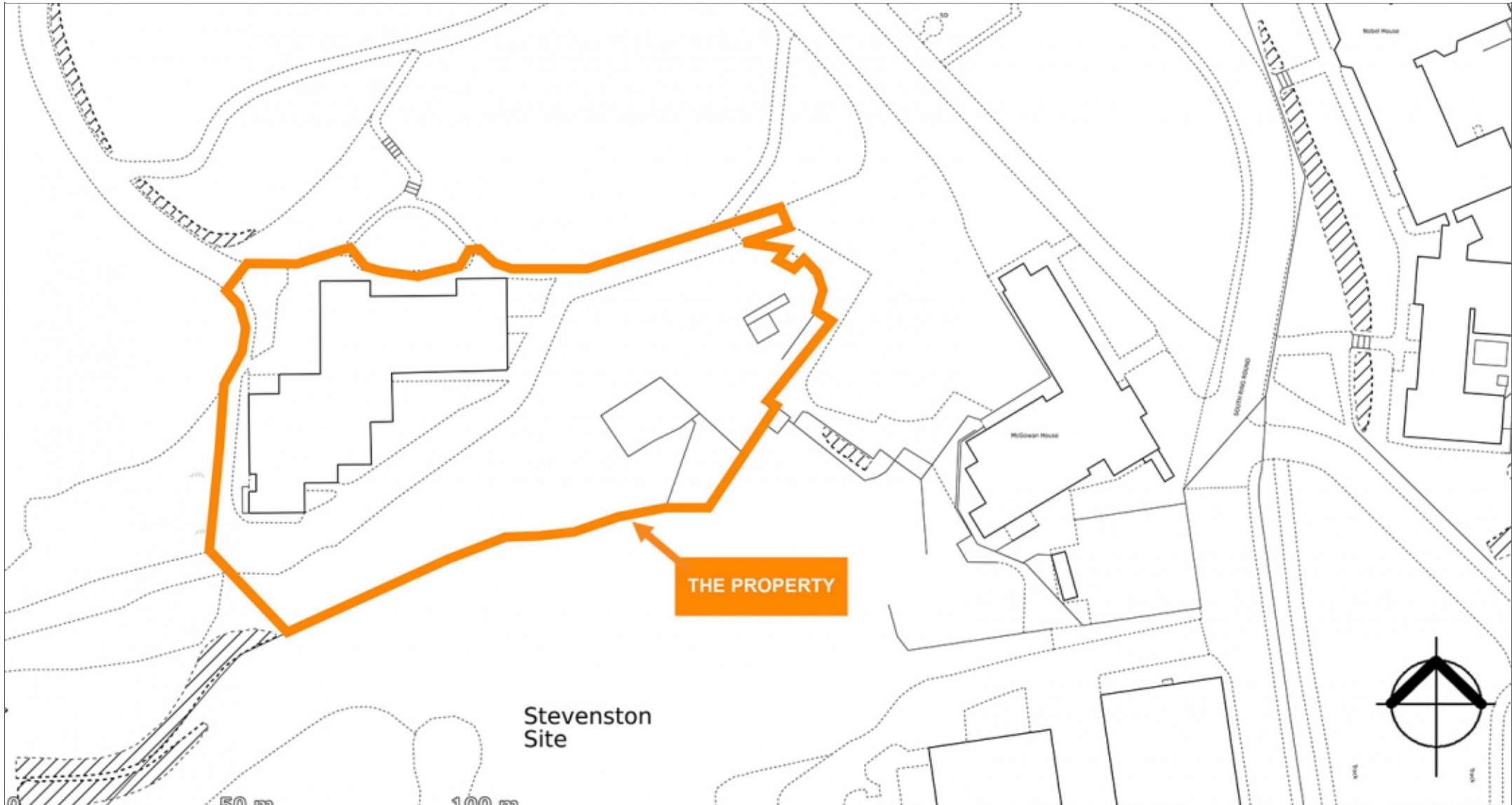


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## Contacts

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