

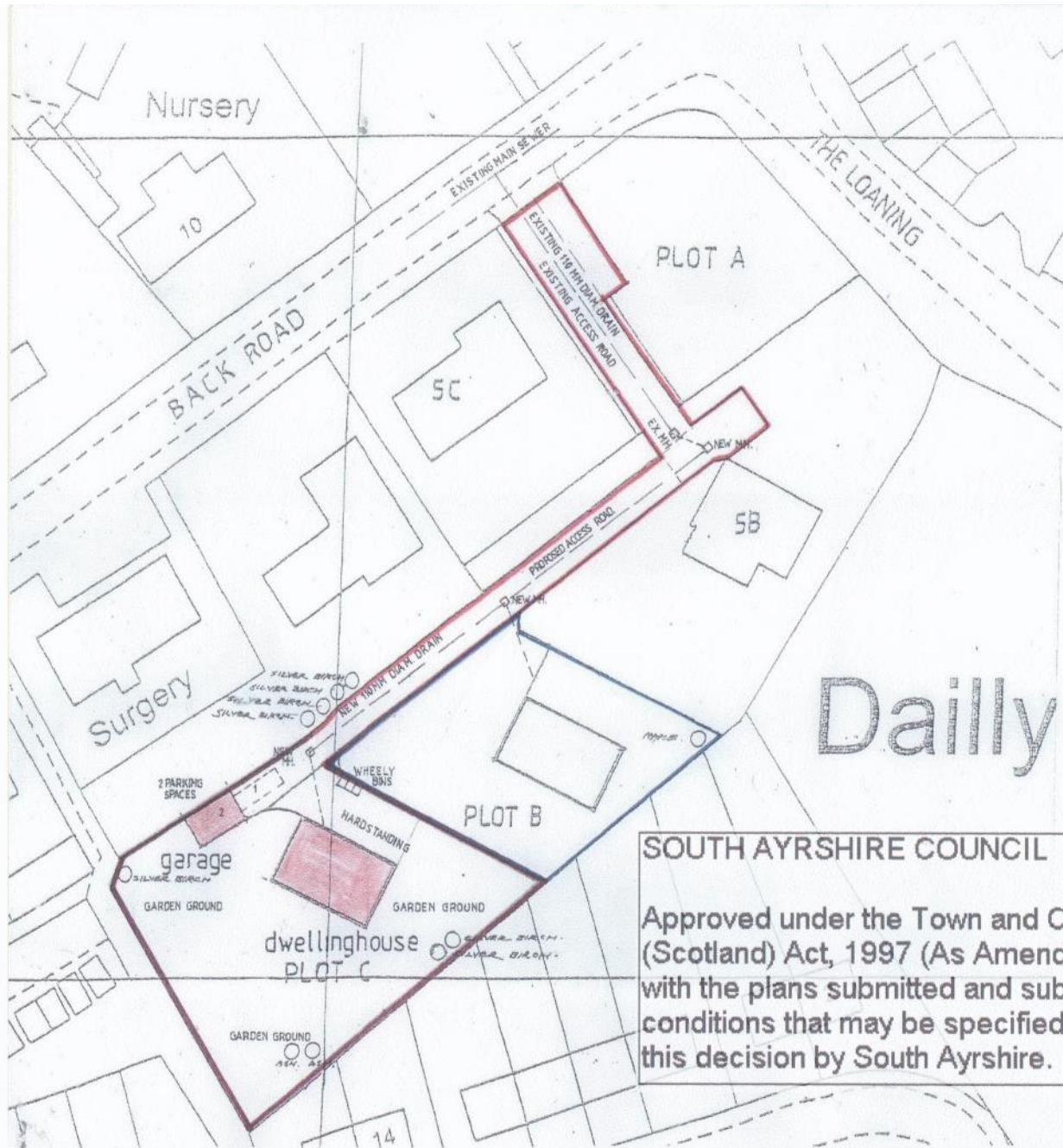


THOMAS MURRAY
PROPERTY



Plot B & Plot C
Back Road
Dailly
KA26 9SH

www.thomasmurrayproperty.com



PLANNING NOTES.

OUTLINE PLANNING APPROVAL REF. NO. 09/00669/01, WAS GRANTED FOR THE ERECTION OF THREE DWELLINGHOUSES AT 5B, BACK ROAD, DAILLY, GIRVAN, KA26 9SH. THIS REFERRED TO PLOT NO'S A, B&C.

PLOT A, AT THIS POINT OF TIME HAS HAD NO FURTHER APPLICATION MADE FOR PLANNING APPROVAL TO DEVELOP THE SITE.

FULL PLANNING FOR DEVELOPMENT OF PLOT B, REF. NO. 12/0059/APP, WAS GRANTED ON 18TH JULY, 2012.

FULL PLANNING FOR THE DEVELOPMENT OF PLOT C, IS NOW BEING APPLIED FOR.

WHEN THE PLANNING APPLICATION FOR PLOT B, WAS BEING CONSIDERED, A REQUEST WAS MADE BY THE PLANNING DEPARTMENT THAT A TREE SURVEY FOR 5B BACK ROAD DAILLY, BE CARRIED OUT. THAT A BARN OWL SURVEY REPORT BE PREPARED FOR 5B BACK ROAD, DAILLY AND THAT A BAT ROOST SURVEY OF THE SITE AT 5B BACK ROAD, DAILLY, BE CARRIED OUT.

THESE REPORTS AND SURVEYS WERE CARRIED OUT AND WERE CONSIDERED SATISFACTORY BY THE SOUTH AYRSHIRE PLANNING AUTHORITY.

IF COPIES OF THESE OF THESE REPORTS AND SURVEYS ARE TO BE CONSIDERED AGAIN WITH THIS NEW APPLICATION FOR PLOT C, THEY WILL BE MADE AVAILABLE TO THE PLANNING AUTHORITY.

Dailly



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CLIENT:
Mr. & Mrs. ALLAN INGHAM,
22 SCUTHEND, HIGH PITTINGTON,
DURHAM,
CH6 1AG

PROJECT:
PROPOSED DWELLINGHOUSE AND
GARAGE TO BE ERECTED AT PLOT C,
BACK ROAD, DAILLY,
GIRVAN, KA26 9SH.

REF No. 2013/10-1
SCALE 1:500

THIS IS A TRUE COPY OF THE ORIGINAL
PLAN REFERRED TO IN MY APPLICATION

Date 27/09/2013

Signed

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

LOCK / LOCATION PLAN.

SCALE 1.500

**Plot B & Plot C,
Back Road, Dailly**



View from entrance to the plots

2 house building plots, referred to as Plot B & Plot C for planning purposes, situated in a slightly elevated position within the village of Dailly.

The proposed dwelling for Plot C is detached and would be of 1½ storey (rooms in the roof) with accommodation to provide 4 bedrooms, living room, kitchen, utility room, bathroom and en suite. The gross external area of the proposed dwelling is approx. 190m². Our client had intended building following passive house principles

There is at present access to the site by way of a road which serves an already established property. The access road leading to the 2 plots is yet to be formed. The 2 plots are not presently serviced, however our client (the seller) advises that water and electricity are in as far as the top of road which provides access into the site. Furthermore our client has advised that drainage will be to mains sewerage system serving the village.

The plots are situated in a central locality within the village amidst established residential properties of various styles and vintages.

Dailly is approximately 6 miles east of Girvan and the village lies in the heart of the Girvan Valley within superb rural surroundings. From the 2 plots there is easy access to the village amenities including modern primary school, doctors surgery with dispensary, McCalls store, a smaller village shop/post office, community centre and library . There is also an activity centre, motor repair garage & MOT centre and a bowling green. Surrounding the village are excellent routes for walking and cycling. There is fishing on the Water of Girvan (salmon, trout & sea trout) and also on the renowned River Stinchar.

The plots are sold as a whole.

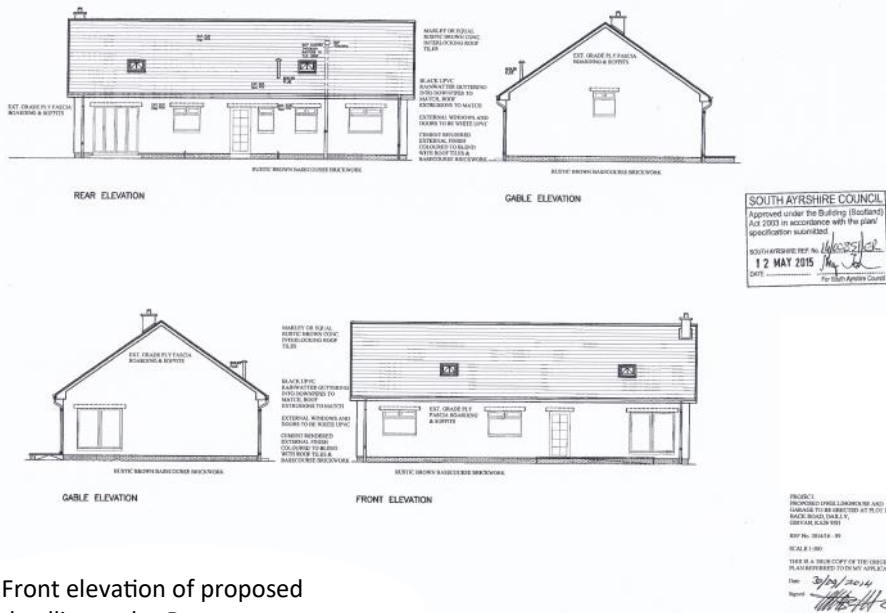
Directions

Travelling from Girvan come off the A77 at Bridgemill Roundabout at the edge of town and take signpost Dailly B734. Continue on this road and on arriving in Dailly proceed ahead and turn second left, The Loaning. Continue ahead and turn first left, Back Road. A short distance along there is a road end on the left hand side, this steep road leads to an established bungalow. The access to the plots is by way of a grass area (unmade) which leads to the area of land comprising plots B & C.

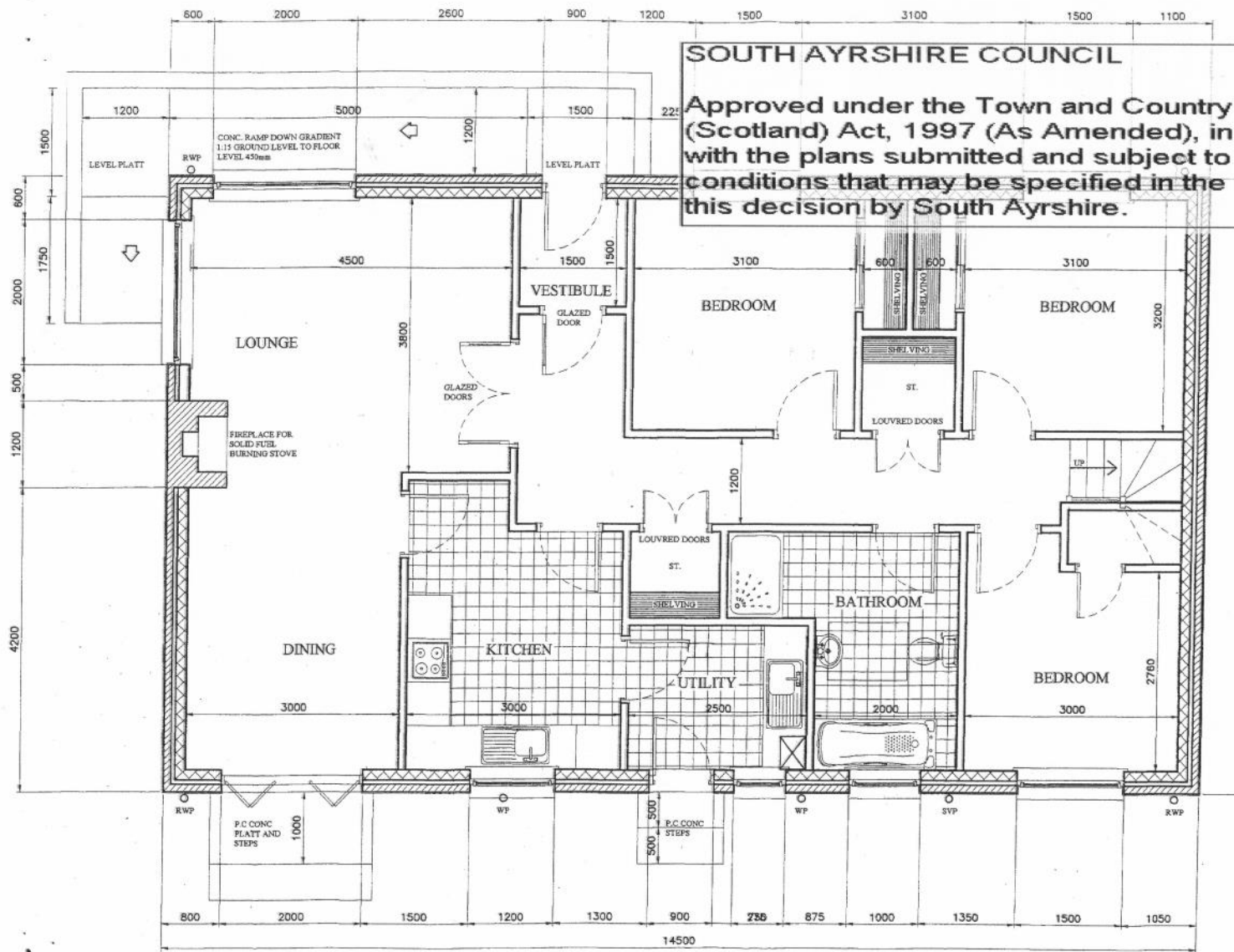
General comments

Planning consent Plot B, Back Road. Reference 17/01247/FUR. Application permitted 15.12.17
 Planning consent Plot C, Back Road. Reference 13/01115/APP. Application permitted 27.11.13

Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Front elevation of proposed dwelling—plot B



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GROUND FLOOR LAYOUT PLAN

PROJECT:
 PROPOSED DWELLINGHOUSE AND GARAGE TO BE ERRECTED AT PLOT C, BACK ROAD, DAILLY, GIRVAN, KA26 9SH

REF No. 2013/10 - 02

SCALE 1:50

THIS IS A TRUE COPY OF THE ORIGINAL PLAN REFERRED TO IN MY APPLICATION

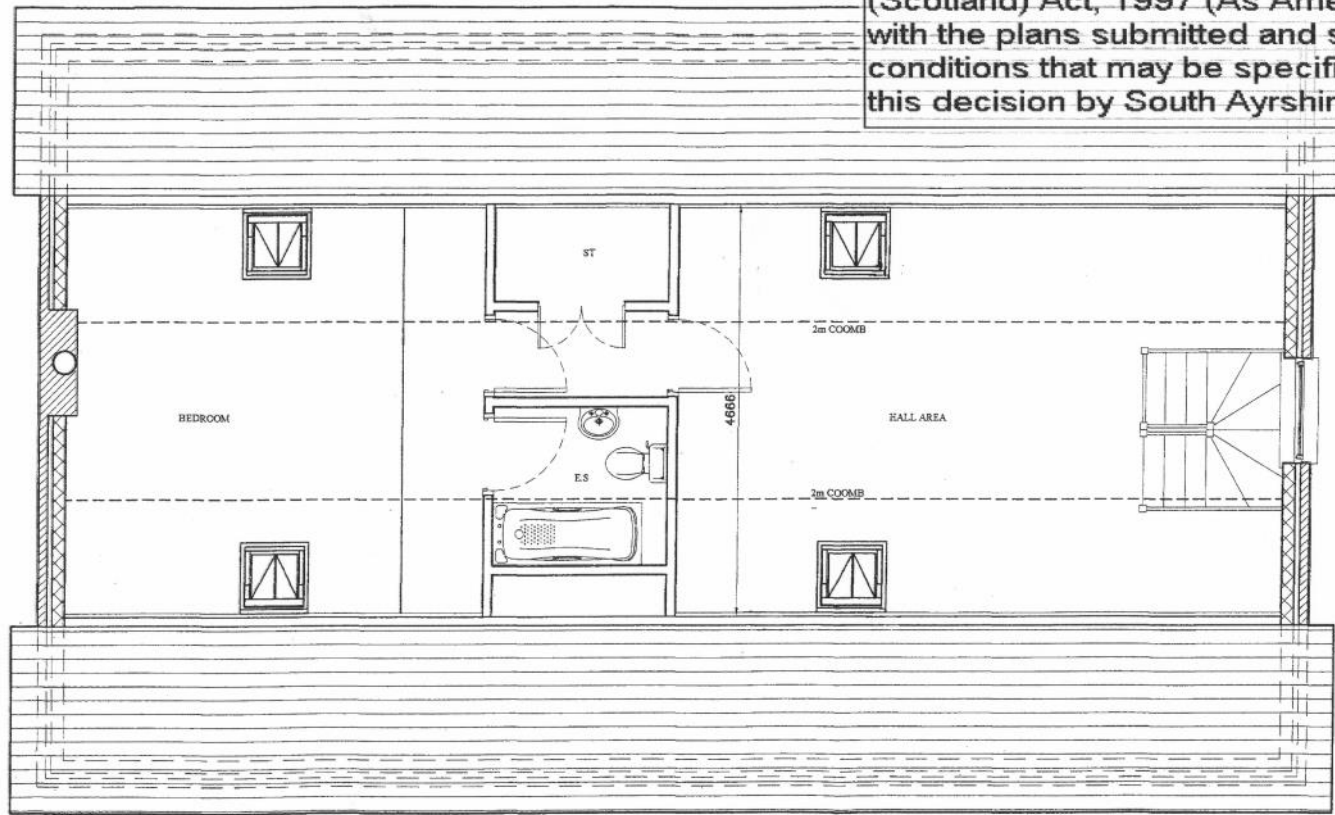
Date 27/09/2013

Signed *[Signature]*

Plan of proposed dwelling—
 ground floor

SOUTH AYRSHIRE COUNCIL

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FIRST FLOOR LAYOUT PLAN

PROJECT
PROPOSED DWELLINGHOUSE AND
GARAGE TO BE ERECTED AT PLOT C,
BACK ROAD, DAILLY,
GIRVAN, KA26 9SH
REF No. 2013/10-03

SCALE 1:50

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PLAN REFERRED TO IN MY APPLICATION

Date 27/09/2013

Signed 

Plan of proposed dwelling—
first floor



Access from Back Road

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/ credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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