



THOMAS MURRAY
PROPERTY



Site and Caravan for Sale

(planning in principle for a house)

Burnfoot

Nr Lendalfoot

KA26 9JQ



View from site





Site at Burnfoot, Nr Lendalfoot

Situated in a stunning coastal position this site has planning consent in principle for a residential property. The site is presently home to a large static caravan and the caravan is included in the sale.

The site faces west and has fabulous outlook across the rocky shore toward the Firth of Clyde and Ailsa Craig.

The site extends to approximately about 6,501 ft² (604m²)

The Willerby Aspen (Model 2007) caravan is approx. 37' x 11'10 and comprise veranda, Living Area, Inner Hall, Bedroom 1 with En Suite,- loo and wash hand basin, Bedroom 2, Shower Room. Gas (LPG) central heating.

Planning Permission in Principle was obtained 20.01.2022 this for the erection of a detached 1½ storey house.

There is mains water and electricity on site, drainage is to septic tank.

The site is easily accessible from the A77 and is 8 miles south of Girvan.

A seldom available opportunity to acquire a fantastic site in a seaside location.

The Area

This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. Attractions in the district include: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first Dark Sky Park in the UK; excellent Golf Courses at Girvan Turnberry; Loch Doon. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar. Ballantrae about 6 miles from the Site, is on the Ayrshire coast and the village has a delightful sea front where there is access to a sandy beach. There is a primary school, doctors surgery with dispensary, shop and bowling green and a small harbour.

Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone), community hospital, a variety of shops, an attractive sea front and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow

Ayr 29 miles | Prestwick Airport 35.4 miles | Glasgow 65 miles





Living Space



Living Space



Living Space



Bedroom 1



Bedroom 1



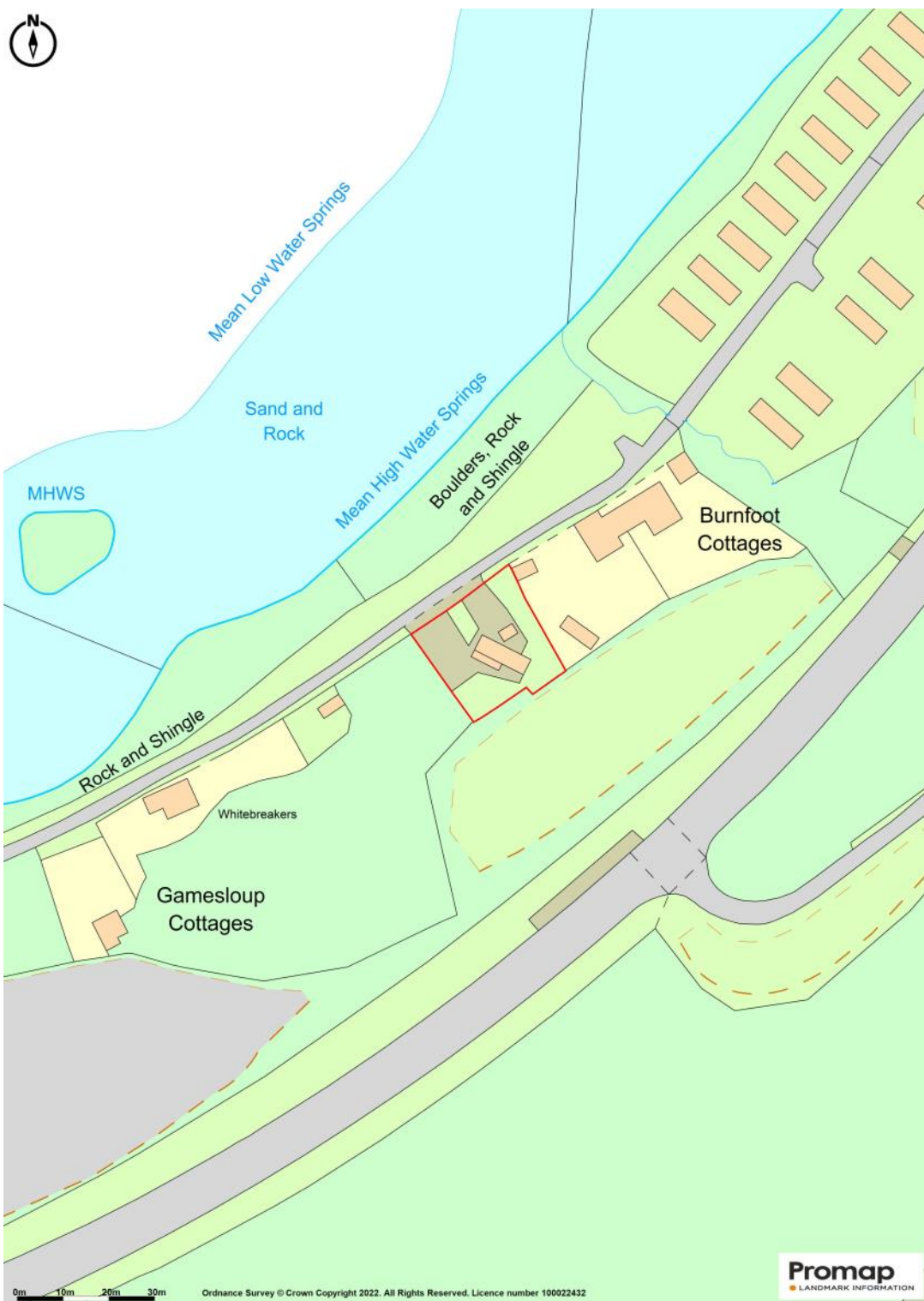
En Suite



Bedroom 2



Shower Room



Directions

Travelling south on A77 from Ayr. Continue through Girvan on coast road. Proceed through the small settlement known as Lendalfoot. Turn right, off the A77 at sign for Bennane Shore Holiday Park and Pebbles Spa. Continue past the front of the spa building and at barrier proceed ahead through Bennane Shore Holiday Park. At the end of the row of caravans there are cottages and the Site is the next property along.

General

Planning Permission in Principle, 20.01.2022 Planning Reference 21/01141/PPP

Local authority, South Ayrshire Council. Visit the South Ayrshire Council website <https://www.south-ayrshire.gov.uk/planning/applications.aspx> Use the planning reference above to see the supporting documents relating to the application.

The late owner of the property has had a caravan on the site from 1977. There is temporary planning permission for the siting of a caravan, Planning Reference 17/00466/FUR for 10 years from 2017. This having been previously renewed from 2007. We understand that approaching the 10th anniversary a renewal of the permission for the siting of the caravan would be required.

The title comprises an old Sasine title on part and on the other part Registers of Scotland have granted a provisional title.

Rateable Value: £480 per annum

To view contact



THOMAS MURRAY
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Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

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.



General Surroundings: View North



General Surroundings: View South

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com