



THOMAS MURRAY  
PROPERTY



Building Plot  
Tormitchell Road  
Pinmore  
KA26 0TT



View from Plot





## Building Plot, Tormitchell Road, Pinmore

House building plot, enjoying an excellent south facing position from where the finished house will have a great outlook across Assel Valley.

Planning permission in principle has been obtained for a single, detached house. Planning permission in principle was obtained 1<sup>st</sup> December 2021, reference 21/01039/PPP. It is anticipated that a proposed house would extend to 1½ storeys.

The site extends to approx. 1,640m<sup>2</sup> (17,652 ft<sup>2</sup>)

The plot is situated in the small settlement of Pinmore.

There is mains water on site and drainage will be to septic tank. Ducting has been run in for the cabling required for power (but power is not yet on site)

The site is easily accessible from the A714 and is 5.7 miles south of Girvan.

A seldom available opportunity to acquire a building plot in lovely rural surroundings.

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.

Girvan has a lovely sandy beach. The town 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 26.4 miles | Prestwick Airport 33 miles | Glasgow 63.4 miles

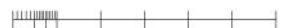
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THE DRAWING HAS BEEN PRODUCED FOR MARK GREGG AND IS SUBMITTED AS PART OF A PLANNING PERMISSION IN PRINCIPLE APPLICATION RELATING TO THE PROPOSALS AT TORMITCHELL ROAD, PINMORE, GIRVAN, KA26 0TF AND IS NOT INTENDED FOR USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE.

**DRAWING STATUS:**  
**PLANNING PERMISSION IN PRINCIPLE**



10 0 10 20 30 40 50



APPLICATION RED LINE BOUNDARY

EXTENT OF LAND OWNERSHIP



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PROJECT:		
TORMITCHELL ROAD, PINMORE - PPP		
CLIENT:	PROJECT DRAWING/REVISION NO.:	AUTHOR:
MARK GREGG TORMITCHELL ROAD PINMORE KA26 0TF	21046 - 01	RC
DATE:	SCALE:	DRAWING TITLE:
OCT2021	1:1250 @ A4	LOCATION PLAN



WHEN PRINTING FROM PDF THIS LINE SHOULD MEASURE 9mm

## Directions

Travelling south from Ayr, take A77. On arriving in Girvan proceed straight ahead, through town and continue to roundabout, signpost Shalloch Park. Here take second exit signpost A714, Newton Stewart. Proceed for about 5.7 miles. Turn left, off the A714, signpost Pinmore and continue down hill into this small settlement. Access to the plot is, for the time being, situated between 2 existing dwellings, on the right hand side. There is a house under construction and access to the Plot for Sale is to the right of this new house

## General

Planning Permission in Principle, 21/01039/PPP Local authority, South Ayrshire Council. Visit the South Ayrshire Council website <https://archive.south-ayrshire.gov.uk/planning/comment.aspx>

Although access to the Plot is presently from Tormitchell Road it is proposed that upon completion of the house access is to be formed from Dinvin Road. This at the bottom of the site. Access from Tormitchell Road is a temporary arrangement, for 5 years.

Address and postcode are to be finalised but it is anticipated that the Plot will have Dinvin Road as its address.

## To view contact



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**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.



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CLIENT:	PROJECT DRAWING NO:	REVISION NO:	AUTHOR:
DATE:	SCALE:	DRAWING TITLE:	
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Existing Plot



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As proposed

### 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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