



Site 3
Garleffin
Ballantrae





Site 3, Garleffin, Ballantrae

Extending to approximately 774m²

An excellent opportunity to acquire the final remaining building plot within a small and attractive development in a peaceful rural setting on the outskirts of the picturesque coastal village of Ballantrae.

The site enjoys an open outlook across adjoining countryside while remaining easily accessible and within around a 20-minute walk (approximately 1 mile) of the village centre.

The plot forms part of an established three-site development, with one home already completed and another plot sold, leaving this as the last opportunity to secure a position within this desirable setting. Previous outline planning permission (granted in 2014) demonstrates the site's suitability for development, and purchasers will have the opportunity to submit a fresh application tailored to their own design and specification, making this an ideal prospect for those seeking a bespoke self-build home.

Access is already formed to the development requiring completion to a standard of the purchaser's choosing. Shared access arrangements will apply. Services are understood to be available nearby, with connection required. Further details can be provided on request.

This is a rare opportunity to acquire a well-positioned building plot combining rural tranquillity with accessibility, and early enquiry is encouraged.

Location

The picturesque coastal village of Ballantrae lies on the Ayrshire coast and provides a range of local amenities including a primary school, doctor's surgery with dispensary, village shop and post office, filling station with workshop, public house, bowling green and a small harbour. The renowned River Stinchar flows along the edge of the village and is well known for salmon fishing. South West Ayrshire is celebrated for its stunning scenery, coastal and hill walks, and outdoor pursuits. Nearby attractions include the magnificent Culzean Castle and Country Park (National Trust for Scotland) and Galloway Forest Park. Golf enthusiasts are well catered for with excellent courses at Girvan and the world-famous Trump Turnberry.

The nearby town of Girvan offers a superb sandy beach, nursery, primary and secondary schooling, leisure facilities including swimming pool and gym, community hospital, ASDA supermarket, harbour and a railway station with connections to Ayr and Glasgow.

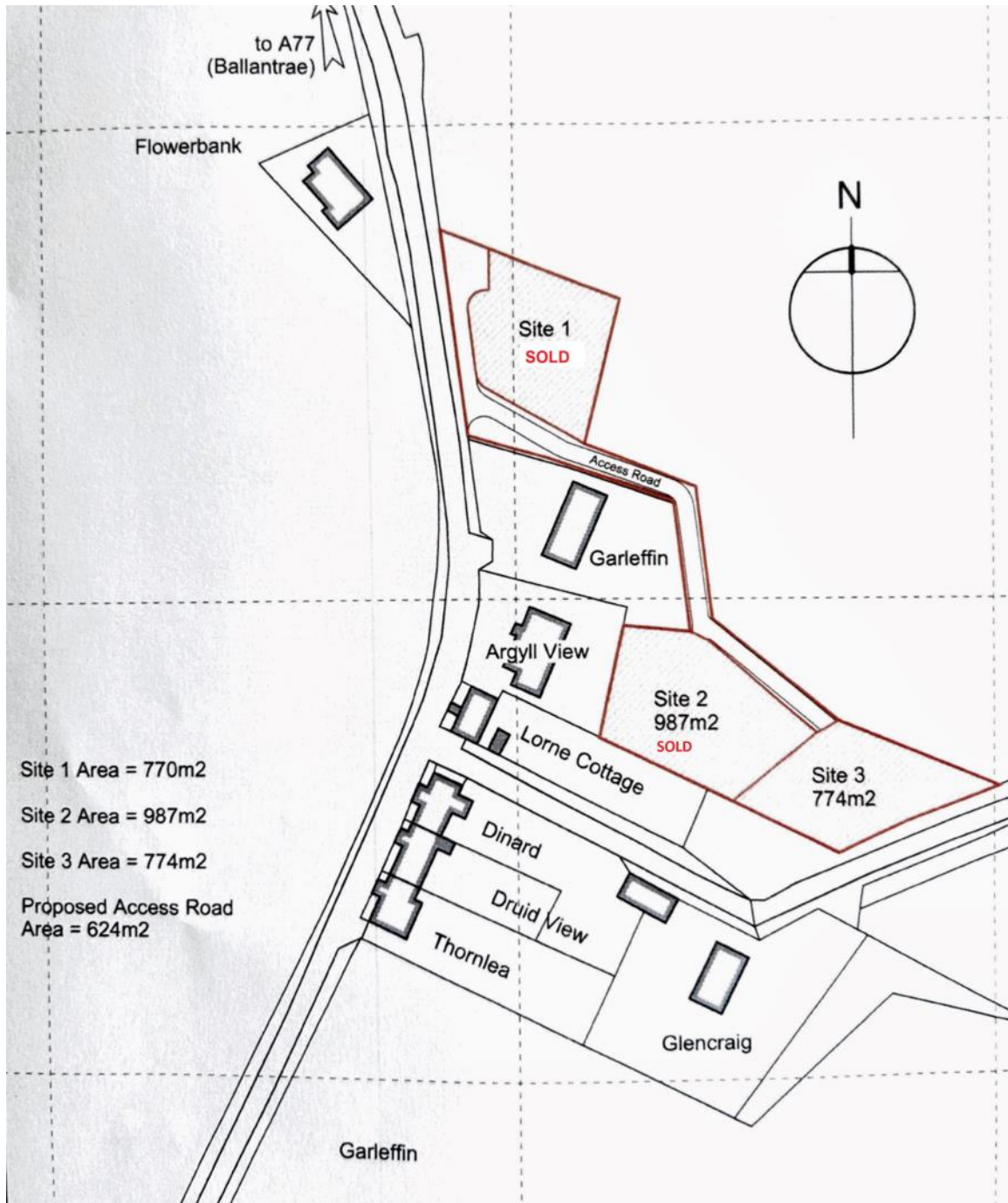
Ballantrae 1 mile | Girvan 13 miles | Ayr 34 miles | Glasgow 68.5 miles

Directions

Travelling south from Ayr on the A77, continue through Girvan and proceed straight ahead on entering Ballantrae. Continue through the village, cross the bridge and filter right onto the unclassified road. Proceed past two cottages on the left-hand side. At the road end, turn onto the unmade road which provides access to the sites. The completed house on Site 1 is visible. Continue past Site 1 and follow the track along the edge of the field to reach Site 3.







General Comments

The development comprises three individual plots.

Site 1, positioned at the front of the development, has completed construction works and the initial section of the access has been formed to facilitate vehicular access to this plot. The access road extending beyond Site 1 and leading to Sites 2 and 3 is currently laid in hardcore.

The purchaser of Site 3 will be responsible for the costs associated with upgrading and forming the section of access road currently in hardcore to an appropriate finished standard. In addition, the proprietor of Site 3 will be liable for a proportionate contribution towards the cost of forming the initial section of access road which serves Site 1 and provides access to the wider development.

We understand the proprietors of Sites 1, 2 and 3 will benefit from a right of access in common over the access road. Ongoing maintenance and future repair costs will be shared between the three proprietors, understood to be apportioned on a user basis.

The red delineations on the aerial images are for guidance only and are not produced using GPS mapping etc

Council Tax Band

To be assessed

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.

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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