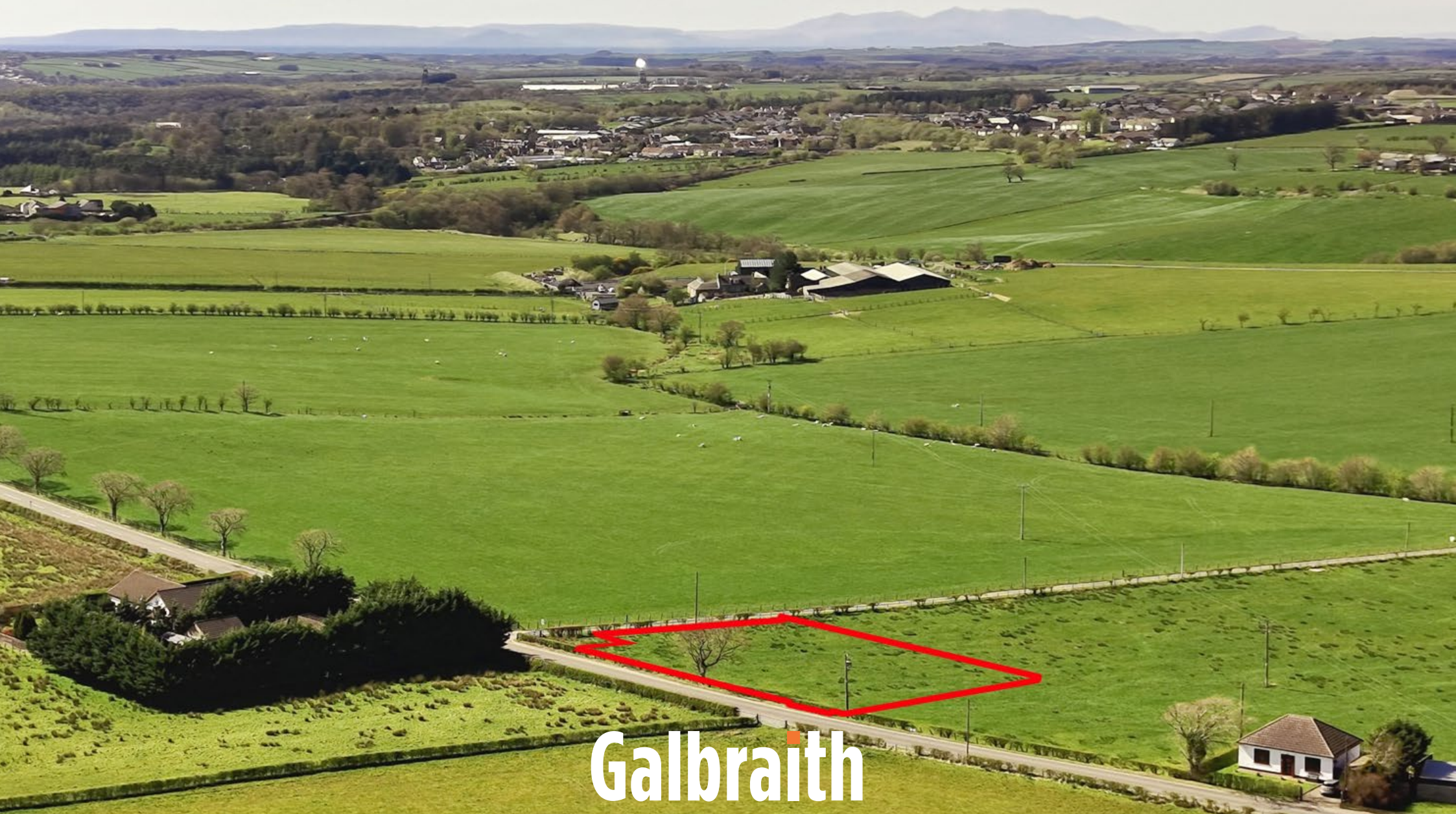


Building Plot At Dykes Farm

Auchinleck | Cumnock | East Ayrshire



Galbraith

A desirable rural building plot with planning permission for a detached house.



Auchinleck 1.5 miles | Cumnock 2.2 miles | Ayr 16.2 miles | Glasgow 37 miles

(All distances are approximate)

About 0.5 acres (0.2 hectares)

Full planning permission for a single storey two bedroom house.

Generously sized plot.

Connection to services close by.

Rural yet accessible location.

Open countryside views.

Offers Over £95,000

Galbraith

7 Killoch Place | Ayr | KA7 2EA
T: 01292 268 181 | E: ayr@galbraithgroup.com

galbraithgroup.com

Situation

The building plot at Dykes Farm is set in an accessible yet scenic position enjoying delightful views across the surrounding countryside, offering a balance of rural living with everyday convenience.

The plot is located within the East Ayrshire Council, approximately 15.6 miles southeast of Kilmarnock, 16.2 miles east of Ayr and 37 miles south of Glasgow. The area is well connected via the A76 and A/M77, with additional transport links available at Auchinleck Railway Station, which provides regular services to Glasgow Central and Carlisle via the Glasgow South Western Line.

Both Auchinleck and Cumnock offer a good range of day-to-day amenities, including convenience shopping, primary and secondary schooling, healthcare services, and a selection of cafés and local businesses. The coastal town Ayr provides a more extensive offering, with a variety of high street shops, supermarkets, a cinema, and an excellent choice of bars and restaurants.

The surrounding area is well regarded for its attractive countryside and outdoor pursuits, with numerous walking routes, country parks, and opportunities for cycling and equestrian activities available nearby. Dumfries House, a renowned heritage estate set within extensive grounds and operated by The King's Foundation, lies just a short drive and offers a popular destination for visitors, with its gardens, woodland walks, and cultural events programme.

Description

The building plot at Dykes presents an excellent opportunity to acquire a generously proportioned building plot, with full planning permission granted for the construction of a bespoke dwelling, complete with associated parking and garden grounds. Extending to approximately 0.50 acres, the site offers an ideal setting for a rural home.

Enjoying a desirable position, the plot has ample space to create a beautiful residence, complemented by extensive outdoor grounds and views across the surrounding countryside.

Planning permission was granted on 22nd November 2023 (Planning Reference: 23/0273/PP), subject to eight conditions, including a requirement that development must commence within three years of the decision date. Copies of the planning consent and associated drawings are available upon request from the selling agents.

The proposed accommodation has been designed to provide well-balanced and contemporary living space, comprising an open-plan kitchen and dining area, utility/boot room, a spacious living room, family bathroom, two double bedrooms, and en-suite.

There may also be the opportunity to acquire additional land by separate negotiation.

The seller is retaining a small area in the south-west corner, as the water meter serving their farm is located within this area.

Services

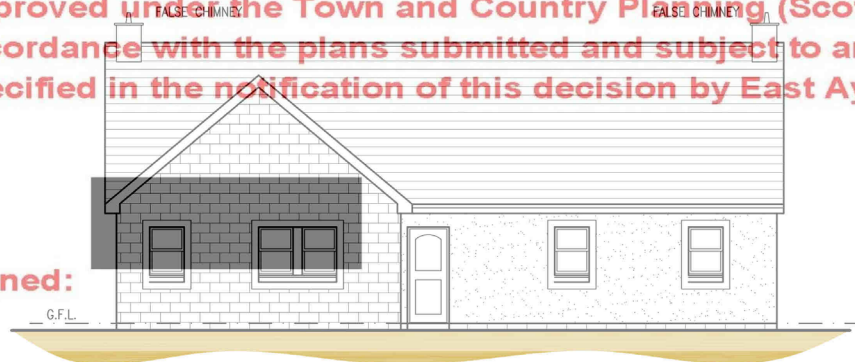
Mains water, electricity and drainage are available in the vicinity. Mobile signal available.



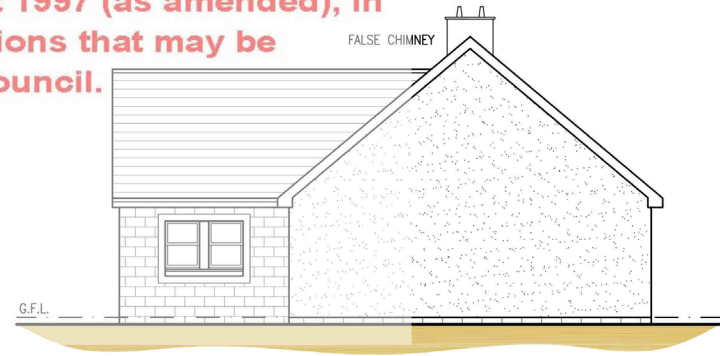
EAST AYRSHIRE COUNCIL

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 East Ayrshire Council.

Signed:



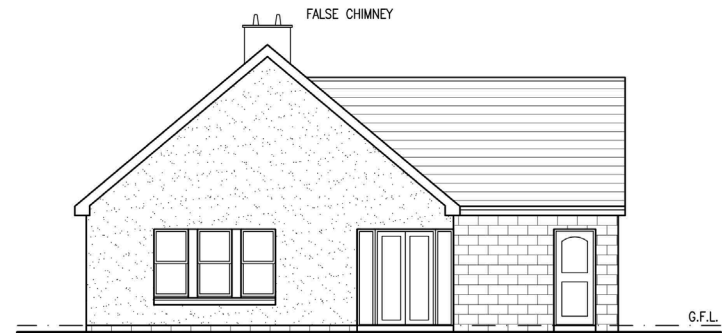
FRONT ELEVATION



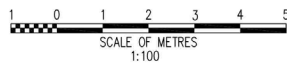
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



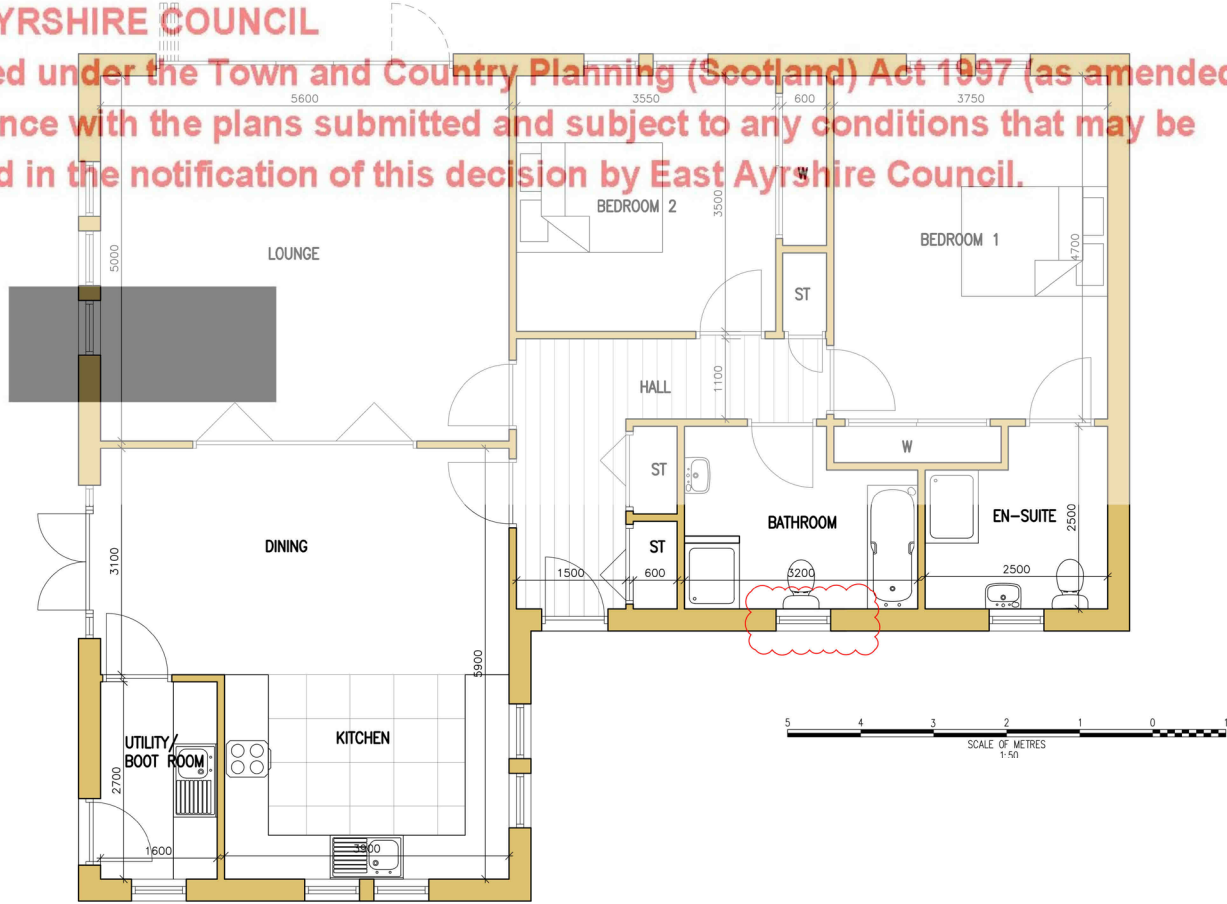
EXTERNAL FINISHES

- NATURAL SLATE TO ROOF
- WHITE P.V.C. SOFFIT AND FASCIA
- SASH & CASE APPEARANCE U.P.V.C. WINDOWS
- DRY DASH RENDER
- NATURAL STONE FEATURES
- OBSCURE GLASS TO BATHROOMS AND ENSUITES

EAST 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 East Ayrshire Council.

Signed:



GROUND FLOOR PLAN FLOOR AREA - 121sq.m.

Important Notes

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026. 9. All boundaries outlined in red are indicative only.

Tenure



Heritable

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Directions

From Auchinleck, head south on the B7083 towards Cumnock. Continue for approximately 1.5 miles, then turn left onto Rigg Road. Follow Rigg Road for around 1 mile. The plot sits on the lefthand side, immediately beside the road end for Dykes Farm.

 resources.bravo.residual  Postcode: KA18 3JP

Solicitors

Lockharts Law, 12 Beresford Terrace, Ayr, KA7 2EG

Local Authority

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU. T: 01563 554400

Viewings

Strictly by appointment with the Selling Agents.

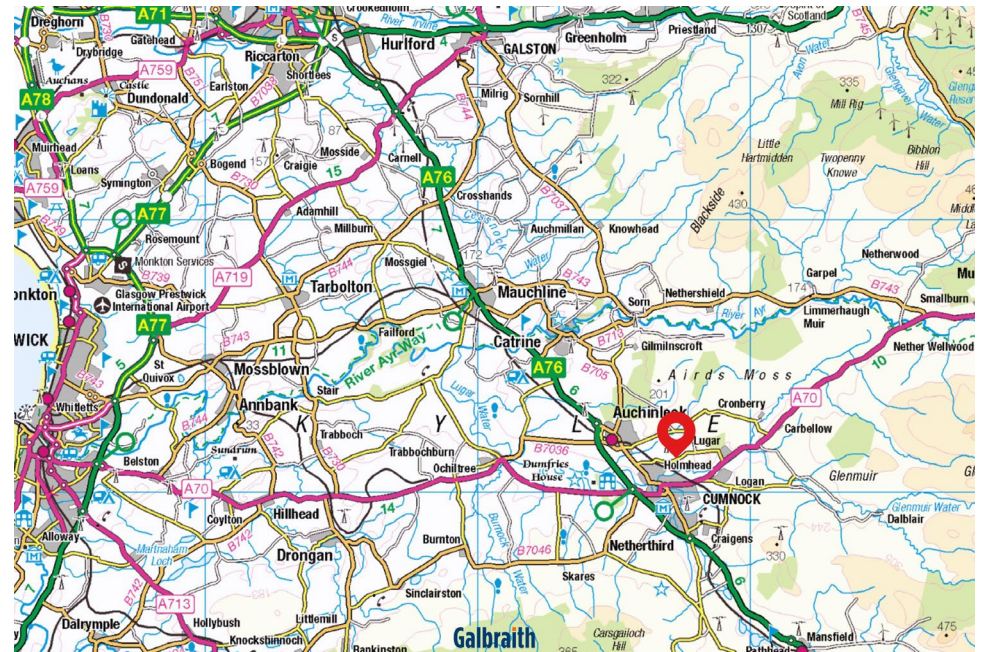
Anti Money Laundering (Aml) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents.

An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





Galbraith