



58.7m

Pump

Sundrum  
Mains

Sundrum Cottage

# DOWER HOUSE PLOT

SUNDRUM, BY COYLTON, SOUTH AYRSHIRE

0m 10m 20m 30m

## DOWER HOUSE PLOT, SUNDRUM, BY COYLTON, SOUTH AYRSHIRE

A fabulous opportunity to build a substantial country house in a beautiful rural situation.

Ayr 6 miles ■ Glasgow 38 miles

About 0.76 acres (0.31 ha)

- Planning permission.
- Services available close by.
- Superb secluded and wooded position with countryside views.



**Galbraith**

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 nTheMarket.com

## GENERAL

A prime site with planning permission for a substantial country house. Close to the village of Coylton in South Ayrshire, the Dower House plot is about 38 miles south of Glasgow and 6 miles from Ayr.

The established market town of Ayr has a wide range of excellent services including cinema and shops, 3 large supermarkets within a ten minute drive, together with a wide range of restaurants and bars and sports facilities. Wellington School is the highly regarded private co-educational school in Ayr and there are several good state schools. The local primary school in Coylton is 1.5 miles away. Ayr has a mainline railway station with a regular service to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is within 10 miles. Glasgow itself is easily accessible by rail and road via the M77 in a journey time of about 45 minutes.

Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry. The Royal Troon and Prestwick courses, both former Open Championship venues are also close by. Roodlea Golf Centre (1.5 miles away) has a 12 hole course and driving range. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. Salmon and sea trout fishing is available on various Ayrshire rivers including the Doon and the Ayr and the enjoyable River Ayr Way Walk is close by. Alloway, south of Ayr, is famous as the birthplace of Robert Burns. In addition to golf and sailing, the Ayrshire coastline is renowned for its beautiful beaches and vistas all within a short drive of the property.

## DESCRIPTION

An attractive wooded site of 0.76 acres.

## PLANNING CONSENT

This is a historic approval, part of the original planning consent for the Sundrum Castle Estate development. A copy of the planning consent and plans are available on request from the Selling Agents.

## DIRECTIONS

From the Holmston Roundabout at the A77 Ayr Bypass take the A70 signed for Dumfries. Turn left onto the private Sundrum road. The plot is on the corner before entering the estate.

## SERVICES

Mains electricity and water are available close to the site. Drainage will be to a new septic tank.

## ACCESS

Access to the plot is over the private road serving Sundrum.

## SOLICITORS

Bannatyne & Campbell  
35 Boglemart Street, Stevenston, North Ayrshire  
KA20 3EL

## LOCAL AUTHORITY

South Ayrshire Council  
County Buildings, Wellington Square, Ayr  
KA7 1DR  
T: 0300 1230900

## VIEWING

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

## MORTGAGE FINANCE

Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

## 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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

## 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, together with proof of funding and Identification. 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.



# Sundrum Dower House



First Floor



Lower Ground Floor



Ground Floor

Illustration for guidance only, measurements are approximate, not to scale.  
Produced by Elements Property

