

WEST ASHYARD STEADING DEVELOPMENT

HURLFORD, KILMARNOCK, EAST AYRSHIRE



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An excellent development site with planning for four houses in a rural location with panoramic views.

Hurlford 3.5 miles ■ Kilmarnock 4.5 miles ■ Glasgow 25 miles

For sale as a Whole or in 2 Lots.

**Lot 1: 0.93 acre site with conditional planning for 3 houses.
Offers over £295,000**

**Lot 2: 0.27 acre site with conditional planning for 1 house.
Offers over £100,000**

As a Whole Offers Over £395,000

- Idyllic rural setting with views over surrounding countryside.
- Easily accessible to road networks.
- Water and electric on site.
- Additional land available by separate negotiation.



Galbraith

Ayr
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ayr@galbraithgroup.com

 OnTheMarket



SITUATION

West Ashyard is situated in a peaceful location yet within an easy commute to Glasgow city centre via the M77. It is also a short distance from the A71 trunk road between Galston and Kilmarnock. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock whilst Prestwick Airport with regular scheduled international flights is about 12 miles distant.

Hurlford has a primary school and nearby Galston has both primary and secondary schooling and a popular leisure centre. Private schooling is available at Wellington in Ayr and Belmont, Newton Mearns (14 miles). Kilmarnock has a wider range of amenities including restaurants, theatre, hospital, cinema and sports complex.

The surrounding rolling countryside of the Irvine Valley offers a network of country lanes and walks including the Burn Anne Walk, it is also ideal for cycling and hacking. Ayrshire is renowned for its many golf courses including the world famous Turnberry, Prestwick and Royal Troon. The Loudon Golf Club is located just outside Galston. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon.

DESCRIPTION

West Ashyard presents an exciting opportunity to obtain a large steading development site amongst beautiful rolling countryside. Previously a working farm, the site comprises the former farmhouse and attached farm buildings. Conditional planning permission was granted on 25th July 2024 on Planning Reference No. 24/0341/PP for the change of use, conversion, subdivision and extension of agricultural buildings to form three dwelling houses. A separate Planning Reference No. 24/0521/PN refers to the change of use and alterations of an agricultural building to form a fourth dwelling house. The proposed dwellings are outlined below:



LOT 1 (Shown red on our site plan)

House 1:

Single storey. 183.93sqm.

Open plan kitchen/dining room, living room, 4 bedrooms (1 en suite with dressing room) and bathroom.

House 2:

Single storey. 163.33sqm.

Open plan kitchen/dining room, utility room, living room, 3 bedrooms (1 en suite with dressing room) and bathroom.

House 3:

Single storey. 159.55sqm.

Open plan kitchen/dining room, utility room, living room, 3 bedrooms (1 en suite with dressing room) and bathroom.

LOT 2 (Shown blue on our site plan)

House 4:

Single storey. 119.83sqm.

Entrance hall, living room, dining room, kitchen, utility room, bathroom, 3 bedrooms (one en suite).

GARDEN

There will be an area of garden for each dwelling as shown on our site plan.

There will be 11 car parking spaces provided with an allocation for each dwelling.

There is an additional 3.84 acres of land (shown green on our site plan) available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Broadband	Mobile
Mains	On site mains	To a new septic tank	Freehold	Available in the area.	Yes

FLOOD RISK

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

The current owner has not experienced any flooding in their ownership.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There will be a right of access over the access drive with shared maintenance (shown hatched on our site plan).

DIRECTIONS

From Glasgow take the M77 towards Kilmarnock. At Junction 6 (signposted Galston A77) slip left. Follow signs for Galston then turn left on to the A719. Drive through Waterside and Moscow then take the A71 at the roundabout heading for Kilmarnock. Turn left after 2.95km and West Ashyard is on the left after about 1.48km.

From Ayr take the A77 north towards Kilmarnock. At the Bellfield roundabout take the third exit signed Hurlford/Galston. Drive through Hurlford and turn right after about 0.7 miles on to an unnamed road and West Ashyard is on the left hand side after about 0.9 miles.

POST CODE

KA1 5JE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///zones.sharpens.city](https://www.what3words.com/)

SOLICITORS

Dales, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU

VIEWINGS

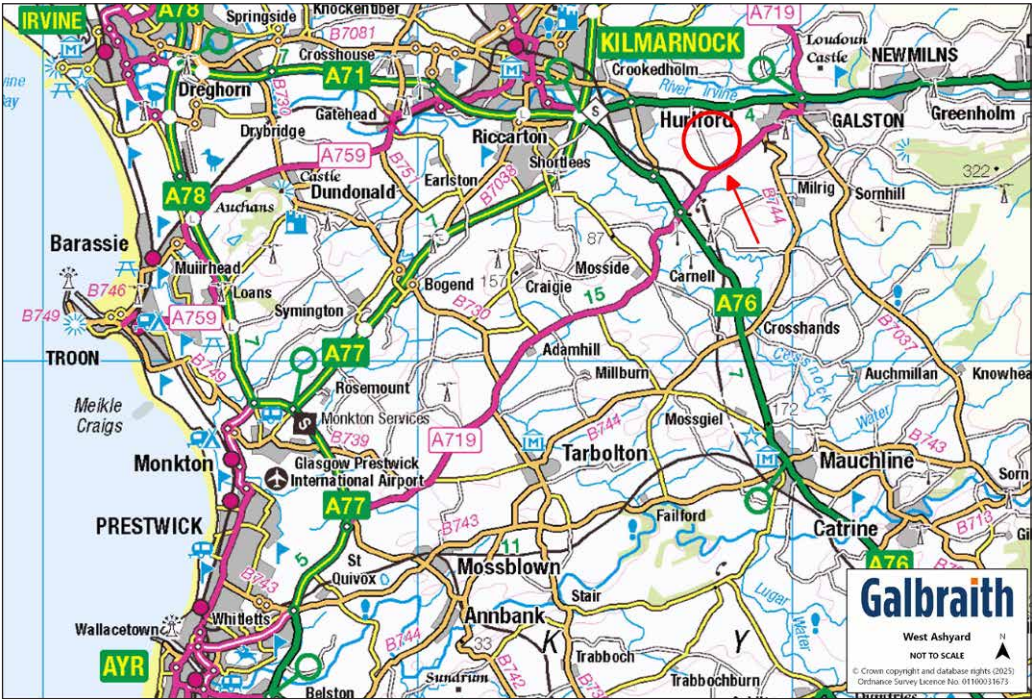
Strictly by appointment with the Selling Agents.

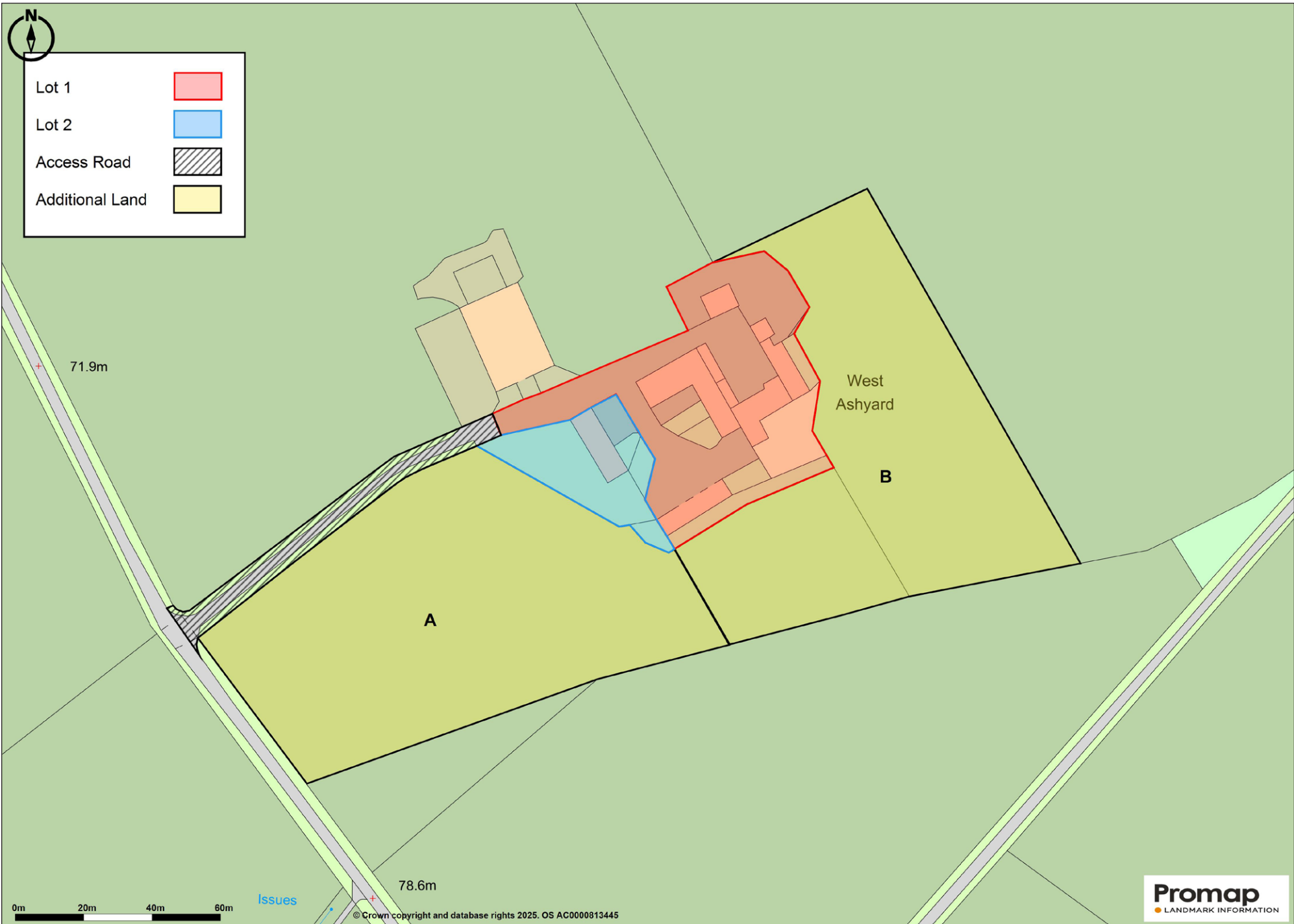
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.







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 January 2025

House 1 Key:

1. ENTRANCE HALL.
2. LOUNGE.
3. KITCHEN.
4. DINING.
5. DAY LOUNGE.
6. UTILITY.
7. BATHROOM.
8. BED 3.
9. BED 2.
10. BED 4.
11. BED 1.
12. EN-SUITE.
13. DRESSING ROOM.

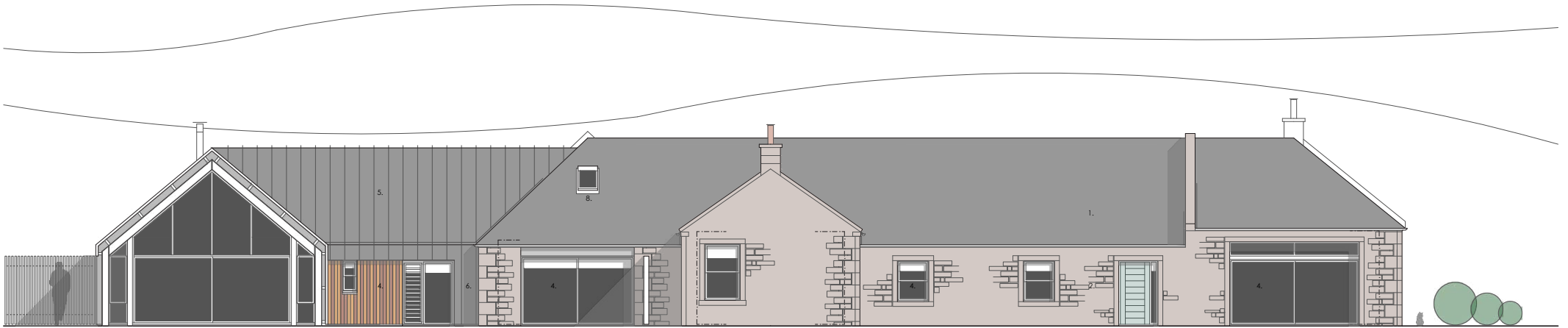
House 2 + 3 Key:

1. ENTRANCE HALL.
2. LOUNGE.
3. KITCHEN.
4. DINING.
5. UTILITY.
6. BATHROOM.
7. BED 3.
8. BED 2.
9. BED 1.
10. EN-SUITE.
11. DRESSING ROOM.

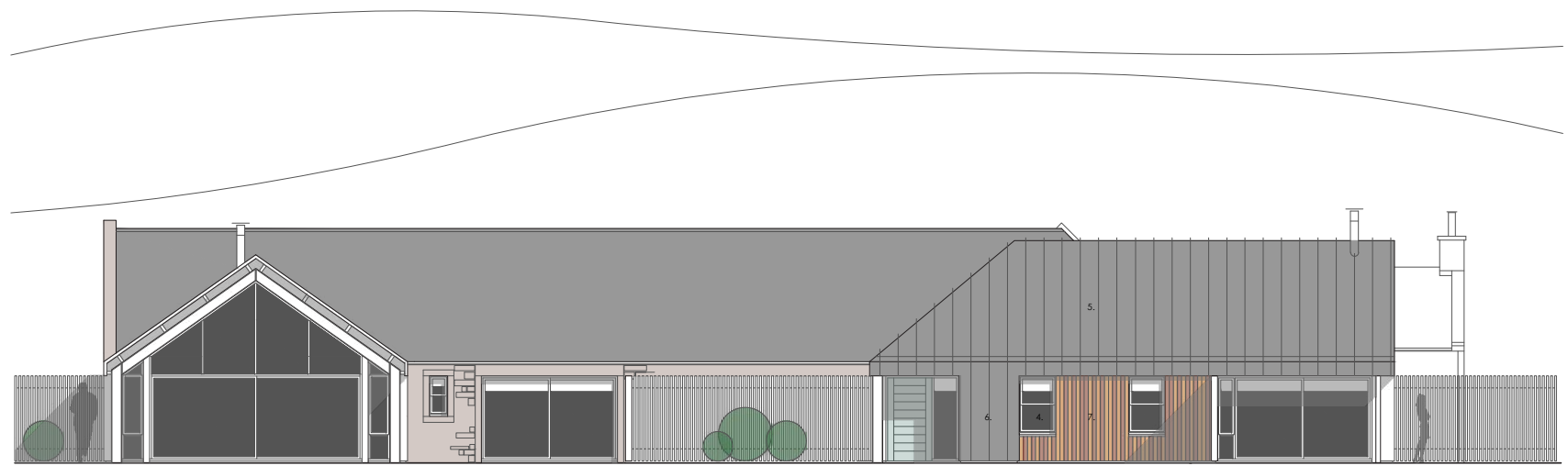
Proposed Floor Plans - 3 Dwellings.

1:100 @ A2

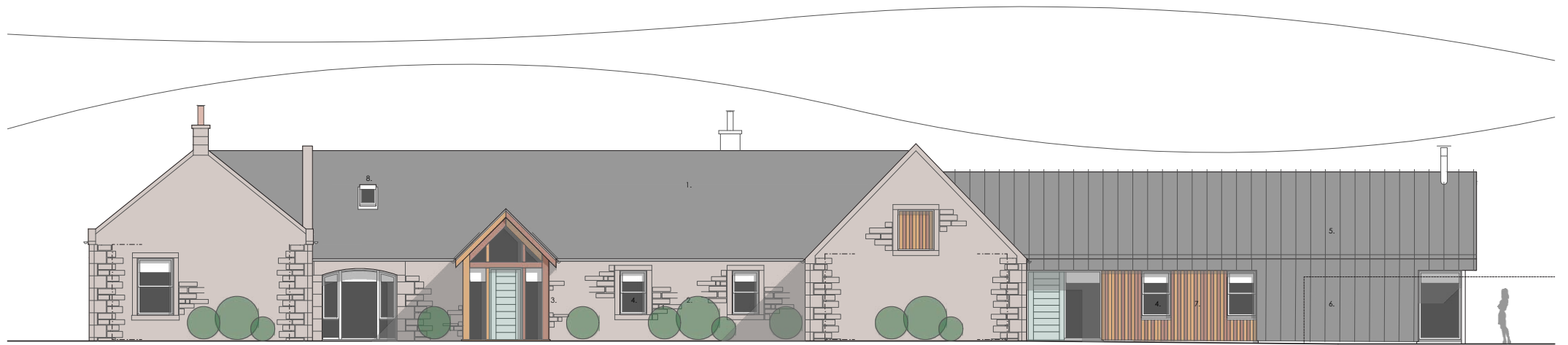
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Proposed South Elevation.
1:100@A2.

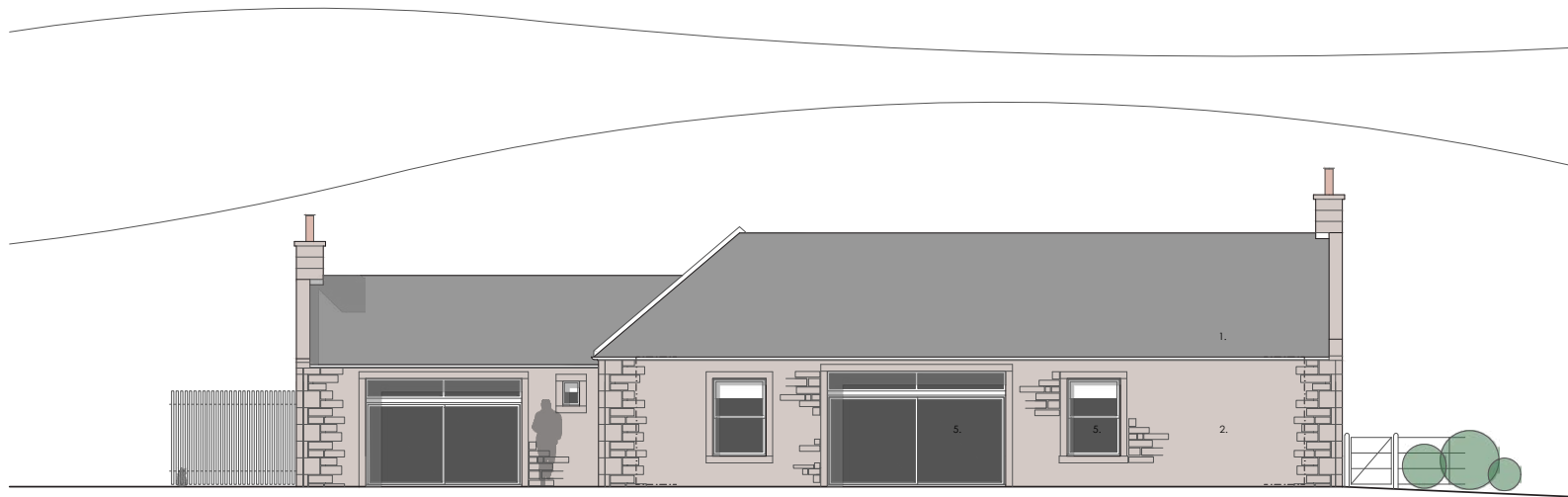


Proposed West Elevation.
1:100@A2.



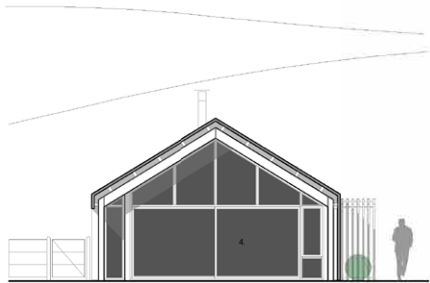
Proposed North Elevation.

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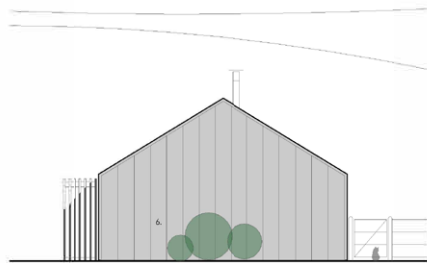


Proposed East Elevation.

1:100@A2.



Proposed Garden Gable Elevation.



Proposed Public Gable Elevation.

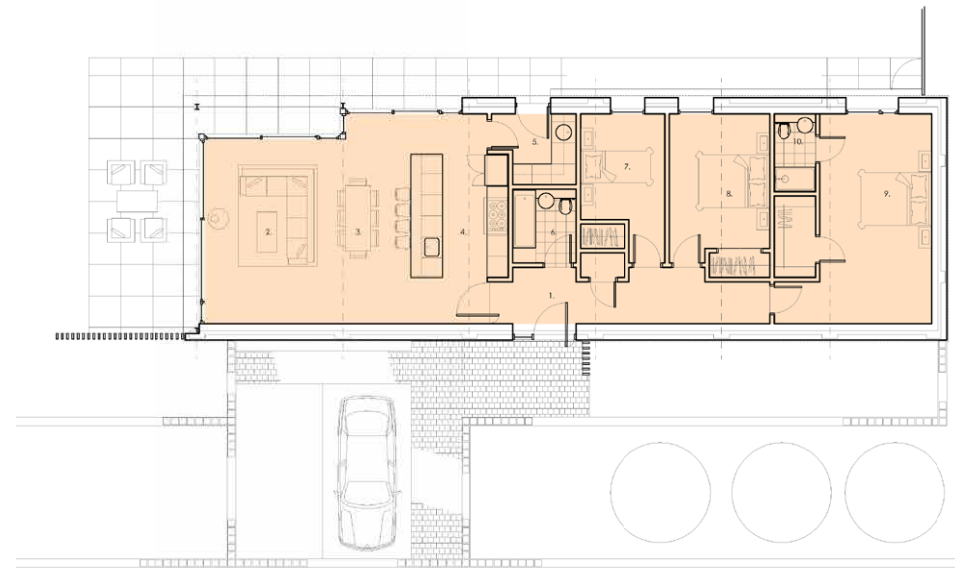


Proposed Front Elevation.



Proposed Rear Elevation.

BARN





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PLEASE RECYCLE