

# Plot At Lawoodhead

Dalry Road | West Kilbride | North Ayrshire



**Galbraith**

An opportunity to build a superb, detached house in a rural location.



West Kilbride 1 mile | Largs 8 miles | Glasgow 31 miles

(All distances are approximate)

**About 4.80 acres (1.94 hectares)**

Full planning permission for a single four bed detached dwelling with integrated garage.

Rural but accessible location.

Connection to services close by.

Additional ground (4.67 Ac) to the rear of the plot.

**Offers Over £155,000**

# Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)

## Situation

The plot at Lawoodhead benefits from open views set in a lovely line of properties known as Lawoodhead within North Ayrshire countryside, situated about one mile from the attractive town of West Kilbride.

West Kilbride is Scotland's only Craft Town, which offers a comprehensive range of amenities including schooling, shops and a variety of sporting facilities. The Barony Centre, set within a restored church is home to a craft exhibition centre, gallery shop and café. West Kilbride has a lovely sandy beach and the well regarded Seamill Hydro is just over a mile away. The popular west coast town of Largs which has more extensive shopping facilities and a supermarket is about 8 miles distant. This area of the Ayrshire coastline is renowned for its range of outdoor activities including golf courses which include Royal Troon, Prestwick, Turnberry and Largs.

In addition to Largs Golf Club there is also a municipal course at Routenburn and West Kilbride Golf Club is a private links golf course. Some of the most scenic coastal sailing in the country can be enjoyed along the Firth of Clyde where there are marina and chandlery services at both Largs and Inverkip. The A737 provides rapid road access to Glasgow Airport and the M8 into Glasgow City Centre in addition there is a main line rail service from West Kilbride to Glasgow.



## Description

The plot at Lawoodhead offers an excellent development opportunity, comprising a single building plot. The site benefits from full planning permission for the erection of a residential 2 storey dwelling house on a plot extending to approximately 0.13 acres. In addition, there is a fenced grass paddock to the rear extending to approximately 4.67 acres. This is grazed by a neighbouring farmer but will be vacant at completion of sale.

Planning permission was granted on 20 March 2026 under Planning Reference: 25/00544/PP. A copy of the planning consent and associated plans is available on request from the selling agents.

The proposed accommodation comprises three bedrooms, including a principal bedroom suite, family bathroom, open-plan kitchen/dining room, lounge, utility room, WC, store and intergral garage.

## Tenure Local Authority

Heritable North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE. Tel: 01294 310000

## Services

Mains water, electricity and drainage are available in the vicinity |  
No broadband on the site presently | Mobile Signal

## Flood Risk

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

## Directions

From West Kilbride, take the B781 towards Dalry and continue along this road. After crossing the railway bridge, the plot is located on the left-hand side, between the row of houses and Lawoodhead, approximately 0.2 miles beyond the bridge.

 [purse.glaze.massaged](https://www.purse.glaze.massaged.com)  Postcode: KA23 9PF

## Solicitors

McKinstry's, Queen's Court House, 39 Sandgate, Ayr, KA7 1BE

## Viewings

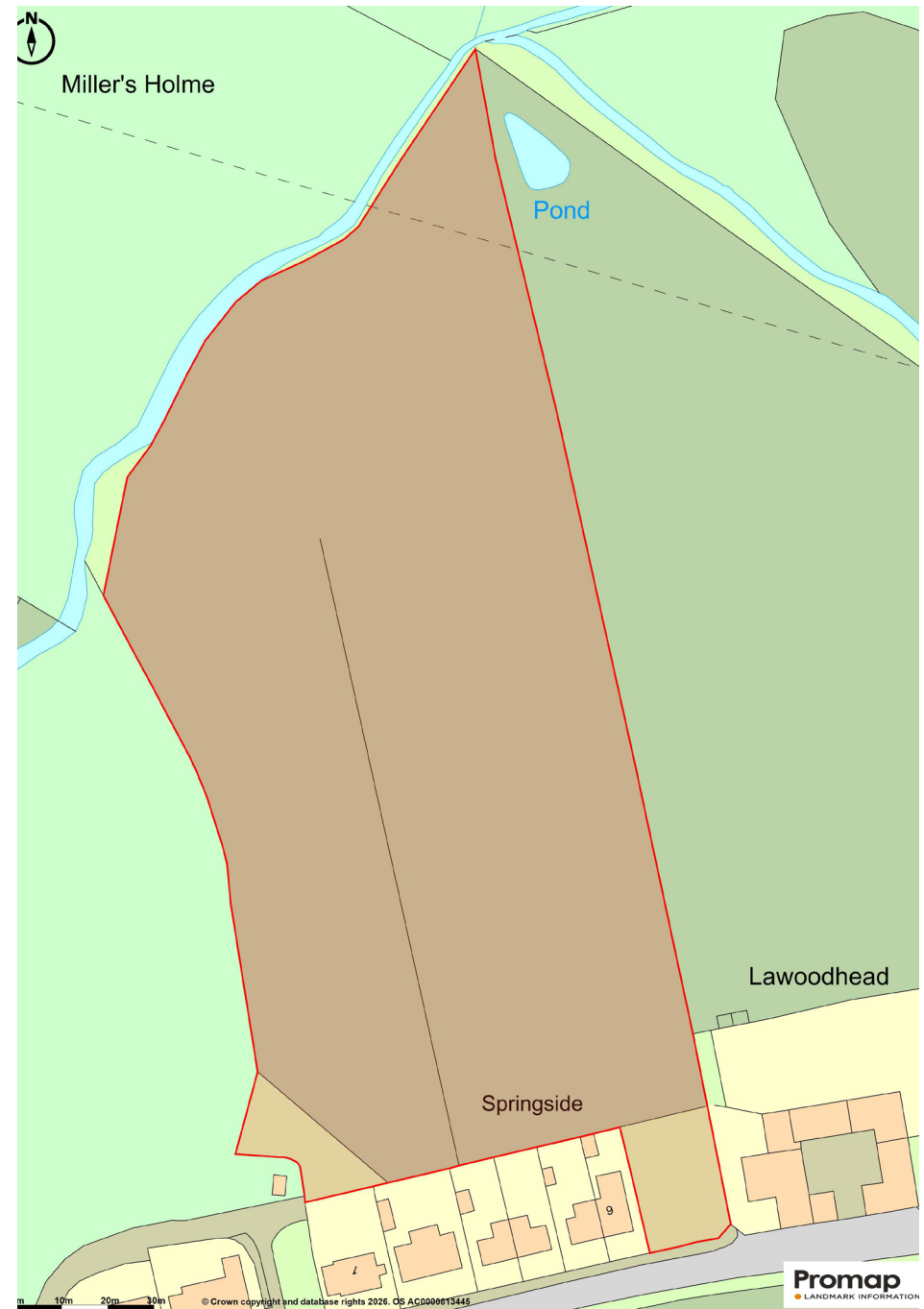
Strictly by appointment with the Selling Agents.

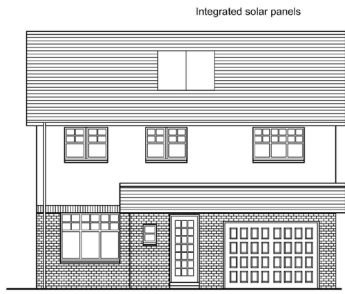
## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present near the property.

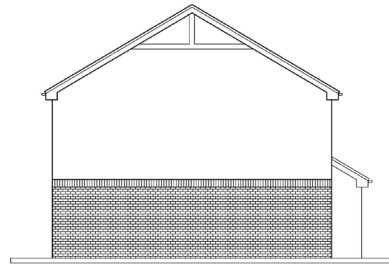
## Anti Money Laundering (AML) Regulations

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.





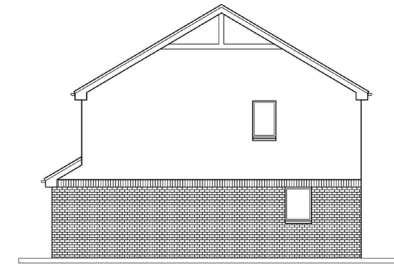
South East Elevation  
Scale 1:100



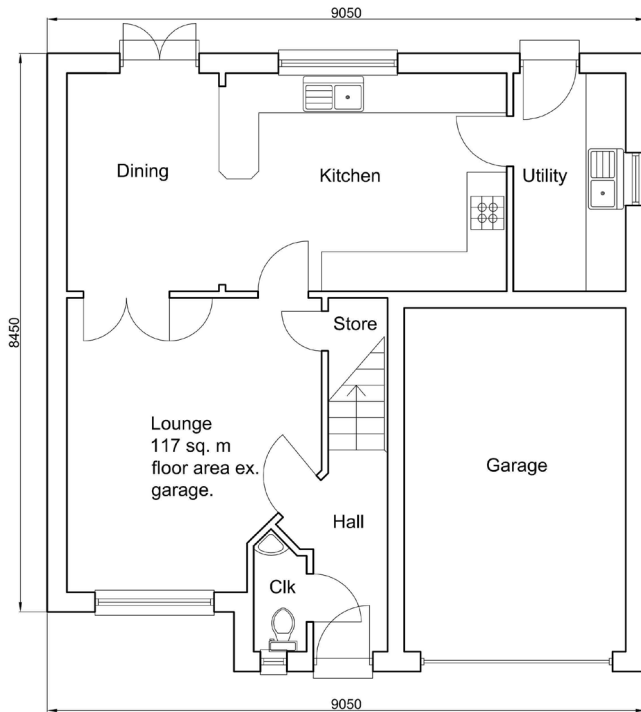
South West Elevation  
Scale 1:100



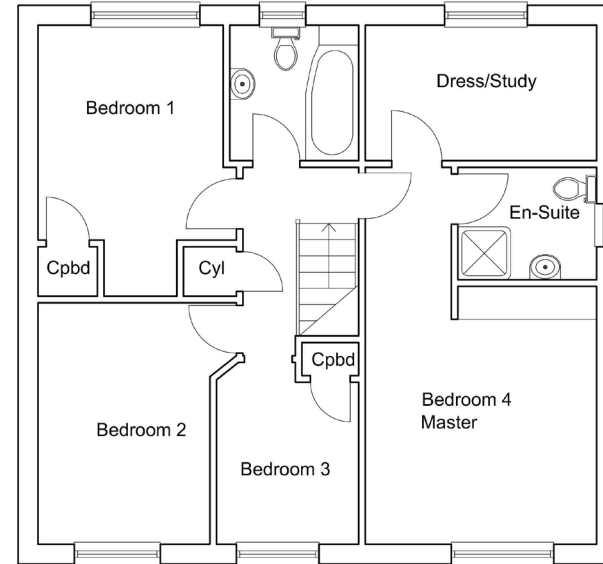
North West Elevation  
Scale 1:100



North East Elevation



Ground Floor Plan  
Scale 1:50



First Floor Plan  
Scale 1:50

Finishes  
Roof - PC conc tiles - grey  
Walls - off white render  
Windows and Doors - PVCu double glazed - white  
Rainwater Goods - Black plastic

This is the drawing referred to in the application  
Dated: .25 - 11 - 25  
Signed: [Redacted]

brian murray architectural drawings			
07971 960 704			
brimmur5@gmail.com			
Project Planning Application Proposed Dwelling			
Plot to the West of Lawwoodhead, Springside			
Title Proposed plans and elevations			
Scale:	Date:	Drawn by:	Check by:
1:50	Nov. 25	BJM	A04
1:100			
@A2			

**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 March 2026



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