



Galbraith

SORNHILL ROW HOUSEBUILDING PLOTS

BY GALSTON, EAST AYRSHIRE

SORNHILL ROW HOUSEBUILDING PLOTS, BY GALSTON, EAST AYRSHIRE

2 prime rural building plots.

Ayr 19 miles ■ Glasgow 28 miles ■ Kilmarnock 9 miles

Plot 1 About 0.97 acres Offers Over £65,000

Plot 2 About 1.05 acres Offers Over £65,000

Whole Offers Over £130,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com



SITUATION

Sornhill Row is an attractive rural hamlet of 13 houses on the B7037 Galston Sorn Road.

The plots are very well located for easy access to Glasgow via the M77 (about 26 miles). Transport links within the area are excellent with a regular train service to Glasgow from Kilmarnock (8 miles) and Prestwick Airport with regular scheduled international flights is about 16 miles distant. Galston has primary schooling, secondary schooling and a popular leisure centre. Private schooling is available at Wellington in Ayr and Belmont, Newton Mearns (16 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, ideal for walking, cycling and hacking. The popular Burn Anne Walk is a pleasant 5 mile circuit starting from Lockhart's Tower (Barr Castle) in Galston. The castle has had many uses over the years from a jail to a wood store. There are many opportunities for games sports in the area and some of South West Scotland's finest salmon and trout fishing. Ayrshire is renowned for its many golf courses including the world famous courses at Turnberry, Prestwick and Royal Troon and the privately owned Loudon Gowf Club by Newmilns is about 3 miles. There are excellent yachting facilities at Troon.

DESCRIPTION

The two plots are at the southern end of Sornhill Row, presently an area of scrub and woodland with a pond which slopes from west (adjacent to the road) to east.

The proposed houses will be one and a half storey. They will have an internal area of about 200m² with dining kitchen, lounge, bathroom on the upper floor, and 4 bedrooms (one en suite) and bathroom on the lower floor.

PLANNING CONSENT

Planning permission was granted on 25th May 2025 (Planning Reference 23/0211/PP). Copies of the planning consent and plans are available on request from the selling agents.

DIRECTIONS

From Galston, head south through the village on the B3037 (signposted for Sorn). Sornhill is on the left after about 1.8 miles.

Sornhill Row Housebuilding Plots, Galston, East Ayrshire, KA4 8NF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: firming.havens.feasts//

SERVICES

Available close by:

Mains water

Mains electricity

Private drainage to be to septic tank(s)

FLOOD RISK

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

Surface water and small watercourse flooding: Each year this area has a 10% chance of flooding.

The houses are located well outside an area that will be affected by a severe flood (no risk to the buildings). The seller's engineers have carried out a full risk assessment and this is reflected in the location on the plot of the proposed houses. Please contact the selling agents for further details.

SOLICITORS

Lockharts Solicitors

12 Beresford Terrace

Ayr

KA7 2EG

Tel: 01292 265045

LOCAL AUTHORITY

East Ayrshire Council

London Road

Kilmarnock

East Ayrshire

KA3 7BU

Tel: 01563 554400

VIEWINGS

Strictly by appointment with the Selling Agents.

HEALTH AND SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to the farm land and water courses.

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

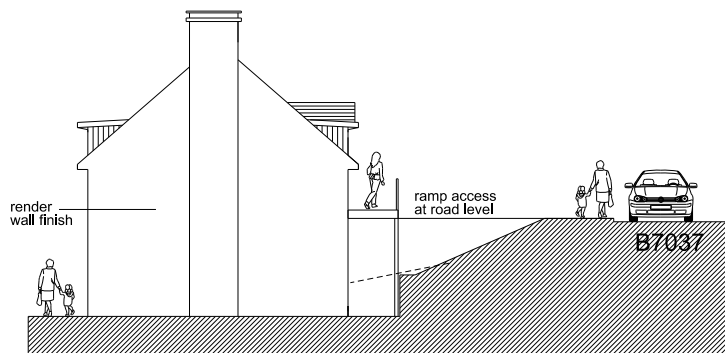
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

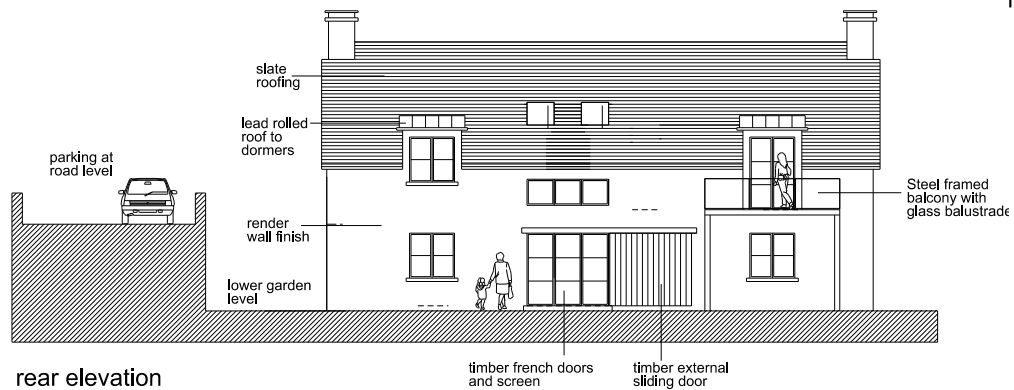
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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. 7. Photographs taken in July 2021, September 2022 and September 2023.



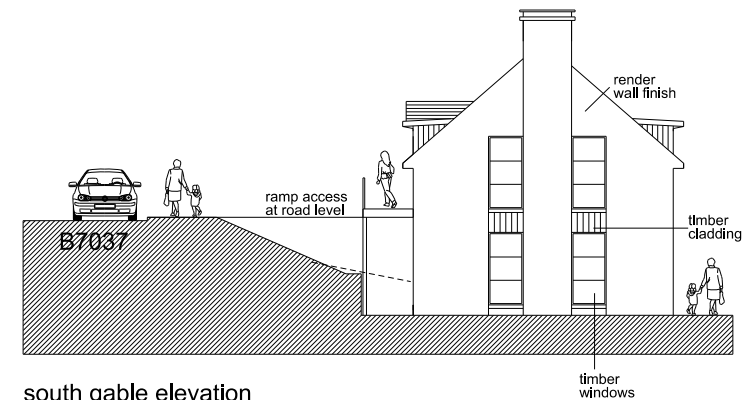
front elevation



north gable elevation



rear elevation

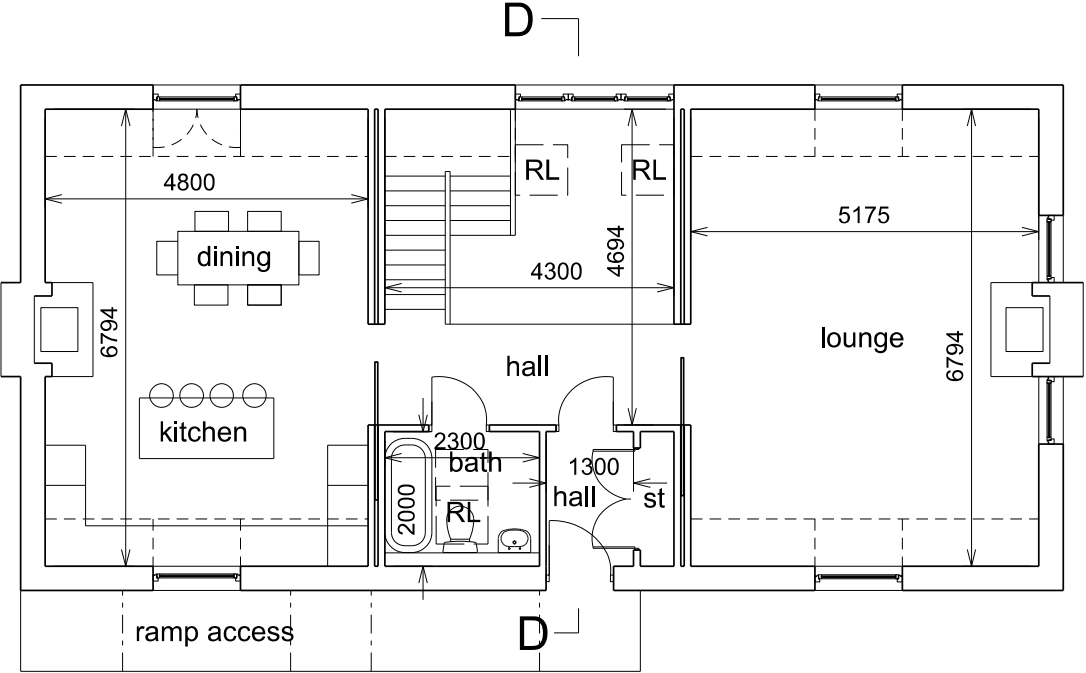


south gable elevation

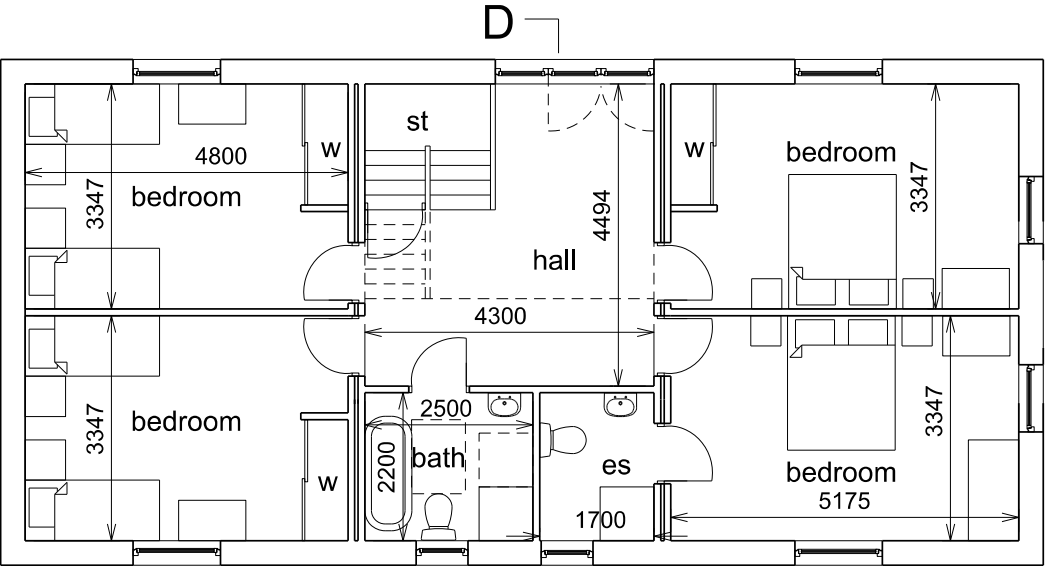
proposed elevations



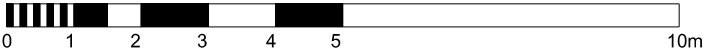
first floor
(access road)



ground floor
(garden)



proposed plans





Galbraith



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