

BUILDING PLOT AT GOWLANDS FARM
BARRHILL, GIRVAN, SOUTH AYRSHIRE



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A superb development opportunity for the conversion of an agricultural shed on a generous plot.

Girvan 12 miles ■ Newton Stewart 18 miles ■ Ayr 33 miles

About 2.81 acres

Offers Over £95,000

Plans for 3 Bedrooms (1 en suite), open plan Kitchen/Living/Dining Room, Bathroom, Porch, Utility Room, Plant Room.

- Lovely rural setting.
- Excellent development opportunity.
- Planning permission for change of use from agricultural building to form a dwelling house.



Galbraith

Ayr
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 OnTheMarket



SITUATION

The building plot is located approximately one third of a mile south of the village of Barrhill, South Ayrshire. It is about 12 miles from the town of Girvan and 33 miles from the County Town of Ayr. Glasgow is located some 74 miles away via the M77 and Glasgow Prestwick Airport (38 miles) offers regular international flights and Glasgow Airport is (75 miles). The private airfield at Castle Kennedy is about 18 miles distant.

Barrhill village has a local shop, primary school, together with early years centre, with secondary education available at both Girvan and Newton Stewart. Transport links in the area are good with a regular local bus/taxi service as well as a railway station in Barrhill with connections to Ayr, Glasgow and Stranraer. Girvan has a further range of shops, supermarkets, primary and secondary schooling and a community hospital. Newton Stewart also has a good range of shops, cafes and various services. To the north is Turnberry, with world class golfing facilities and a luxury hotel and spa. There is also an excellent 18 hole course at Girvan Golf Course. Ayr is the County Town on the Firth of Clyde with a wide range of amenities, theatre, cinema, excellent shopping, first class private and state schools together with a range of restaurants and sports facilities.

The popular racecourse in Ayr is host to the Scottish Grand National and there are exceptional yachting facilities at the Marinas in Troon, Largs and Inverkip. Salmon and trout fishing are available in the area's lochs and rivers close by. The River Stinchar is a famous salmon fishery and is renowned for its autumn run.

The South Ayrshire hills are a popular destination for those seeking outdoor pursuits. There are a number of excellent designated walking routes in the area and some excellent cycle paths including the nearby Galloway Forest with the National Route 7 passing through it. The Merrick is southern Scotland's highest mountain at 2,800ft and the long distance walking route, the Ayrshire Coastal Path runs from Glenapp (south of Ballantrae) to Skelmorlie in North Ayrshire. There are country walks in the area around Barrhill, including The Martyrs' Tomb Walk following the banks of Cross Water out the village.



DESCRIPTION

Planning Permission was granted on 25th April 2025 with the proposed design being arranged over one floor from the conversion of a brick agricultural shed. The building was originally the Barrhill Cattle Market. The local area has a long-standing connection to the cattle industry, particularly with the development of the Ayrshire breed of cattle.

The proposed finishes include the existing brickwork structure to remain as is, with black cedar vertical cladding, black UPVC windows and doors together with black UPVC rain water goods. The plot extends to about 2.81 acres in all, with a generous drive and parking area, garden grounds and a 2.26 acre paddock to the south of the building plot.

ACCOMMODATION AS PROPOSED

3 Bedrooms (1 en suite), open plan Kitchen/Living/Dining Room, Bathroom, Utility Room, Porch, Plant Room.

PLANNING CONSENT

Planning Reference 25/00179/PNF, decision granted 25th April 2025. A copy of the planning consent and plans are available on request from the Selling Agents.

SERVICES

Electricity and water are available close by.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> There is no risk of flooding at this site.

NOTE

Prospective purchasers should note early discussions between Voltaia UK Ltd and South Ayrshire Council regarding a potential energy park 0.9km south of Barrhill. A similar plan was previously rejected, buyers are advised to consult the planning department directly. If the energy park proceeds, it is not expected that the energy park or turbines will be visible from the building plot.

DIRECTIONS

From Ayr take the A77 south, signed for Stranraer. At the Shallochpark Roundabout, south of Girvan, take the second exit onto the A714 signed to Barrhill. Follow this road for about 11 miles, as you enter the village turn right onto Gowlands Terrace (signed for the railway station) and continue for about a third of a mile and the building plot is on your left hand side.

POST CODE:

KA26 0QF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/deflate.handover.hires>

SOLICITORS

McKinstry, Ayr, Queens Court House, 39 Sandgate, Ayr, South Ayrshire, KA7 1BE

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR. Tel: 0300 123 0900.

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.

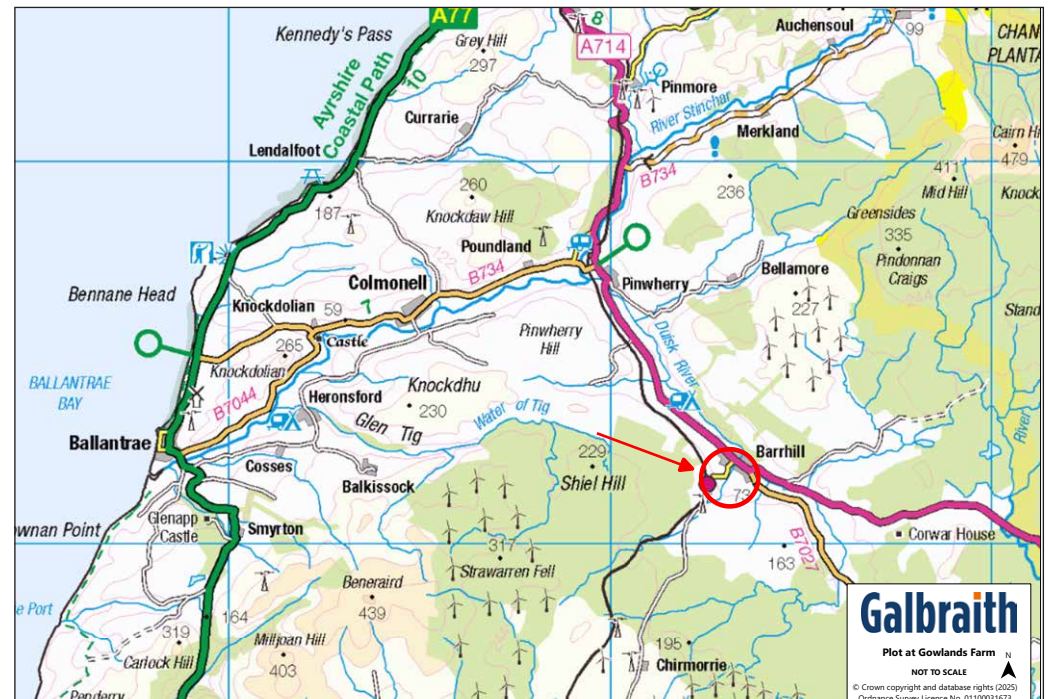
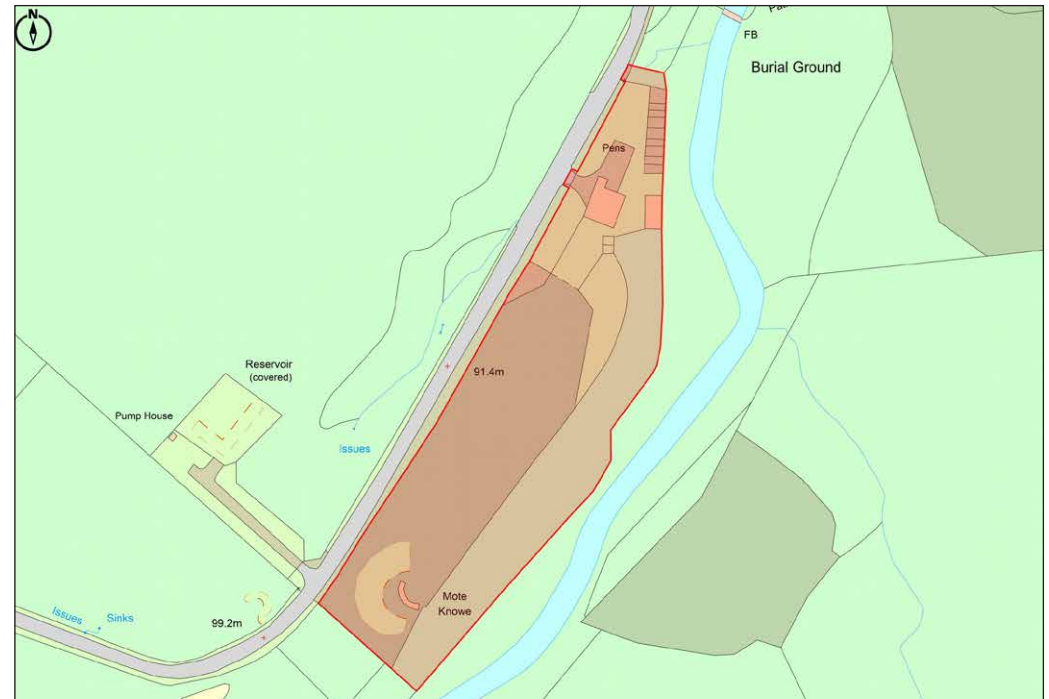
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

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 July 2025.





West.
1 : 100



East.
1 : 100

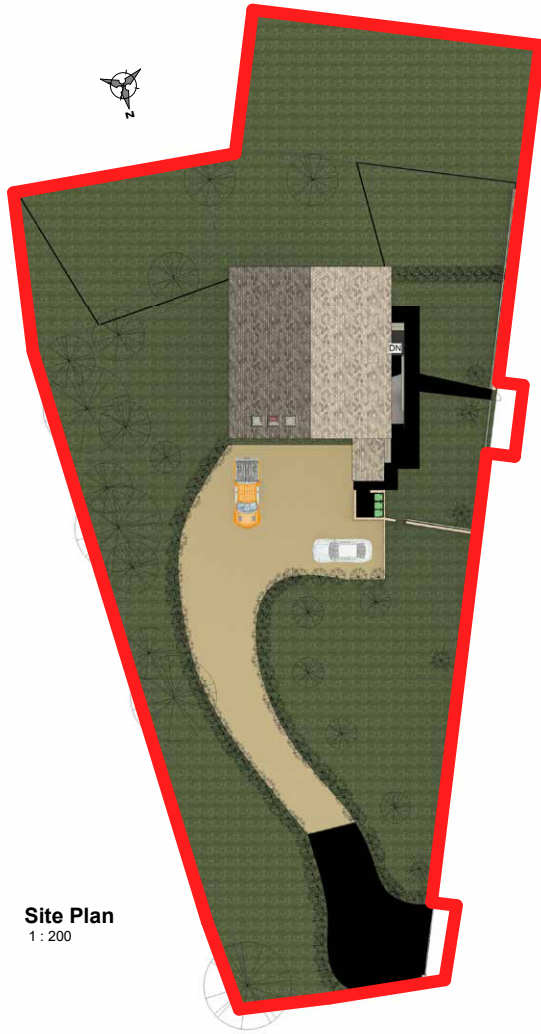


South.
1 : 100

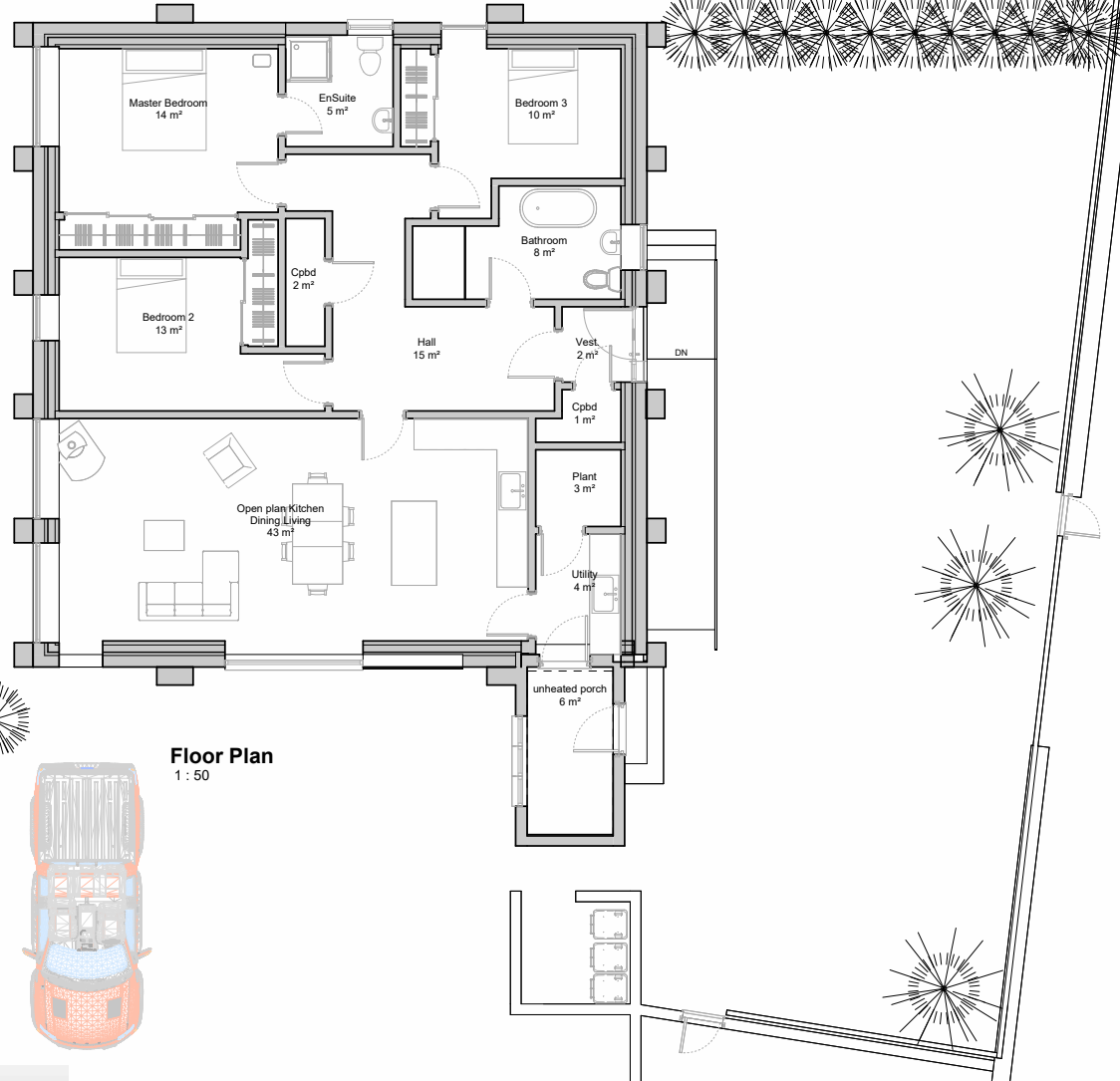


North.
1 : 100





Site Plan
1 : 200



Floor Plan
1 : 50



Notes:

Development to comply with "The town and country planning (General Permitted development) and use classes" (Scottish) Amendment order 2020 (Came into force 01-04-2021)

New Class 1B & 1C

Proposed floor area - under 150m²

Agricultural shed forms part of Farm Holding No 69/195/0063 and has been last used as such prior to November 2019

Finishes:

Existing brickwork structure to remain as is.
Black Central vertical cladding where indicated
Black UPVC Windows and Doors
Black UPVC Rain water goods

Revision Schedule	

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SKETCH DWG	PRESENTATION
PLANNING DWG	WARRANT DWG
TENDER DWG	FINAL ISSUE

Client: **Mr D Hyslop**
Address: **Gowlands Farm,
Barrhill
KA26 0QF**

Project: **Proposed Conversion**
Site: **Barrhill Cattle Market**

Title: **Plans as Proposed**

DWG NO: **0879 PP 01**

Sheet Size:	Scale: As indicated	Rev:
Drawn By: JC	Date: Mar 2025	





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