



# Dower House Plot

Sundrum | By Ayr | South Ayrshire

**Galbraith**

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



Ayr 6 miles | Prestwick Airport 10.5 miles | Glasgow 38 miles  
(All distances are approximate)

**About 0.76 acres (0.31 hectares)**

Planning permission to build a four bed detached dwelling.

Services available close by.

Peaceful position with lovely countryside views.

Rural but accessible location.

**Offers Over £100,000**

# Galbraith

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

## Situation

An attractive rural house building plot in a peaceful location with planning permission for a substantial country house in Sundrum Castle Estate. Conveniently situated close to the popular 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, supermarkets 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 10.5 miles. Glasgow itself is easily accessible by rail and road via the M77. 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

The Dower House Plot is an excellent development opportunity comprising a single building plot sitting in a delightful rural setting. The site benefits from planning to create a four bed residential house on a site of approximately 0.76 acres.

## Planning Permission

This historic planning approval was 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. Planning Ref: P/92/0888.

## Services

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

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. Each year there is a 10% chance of surface water flooding.

## Access/Third Party Rights Of Access/ Servitudes Etc

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



# Sundrum Dower House

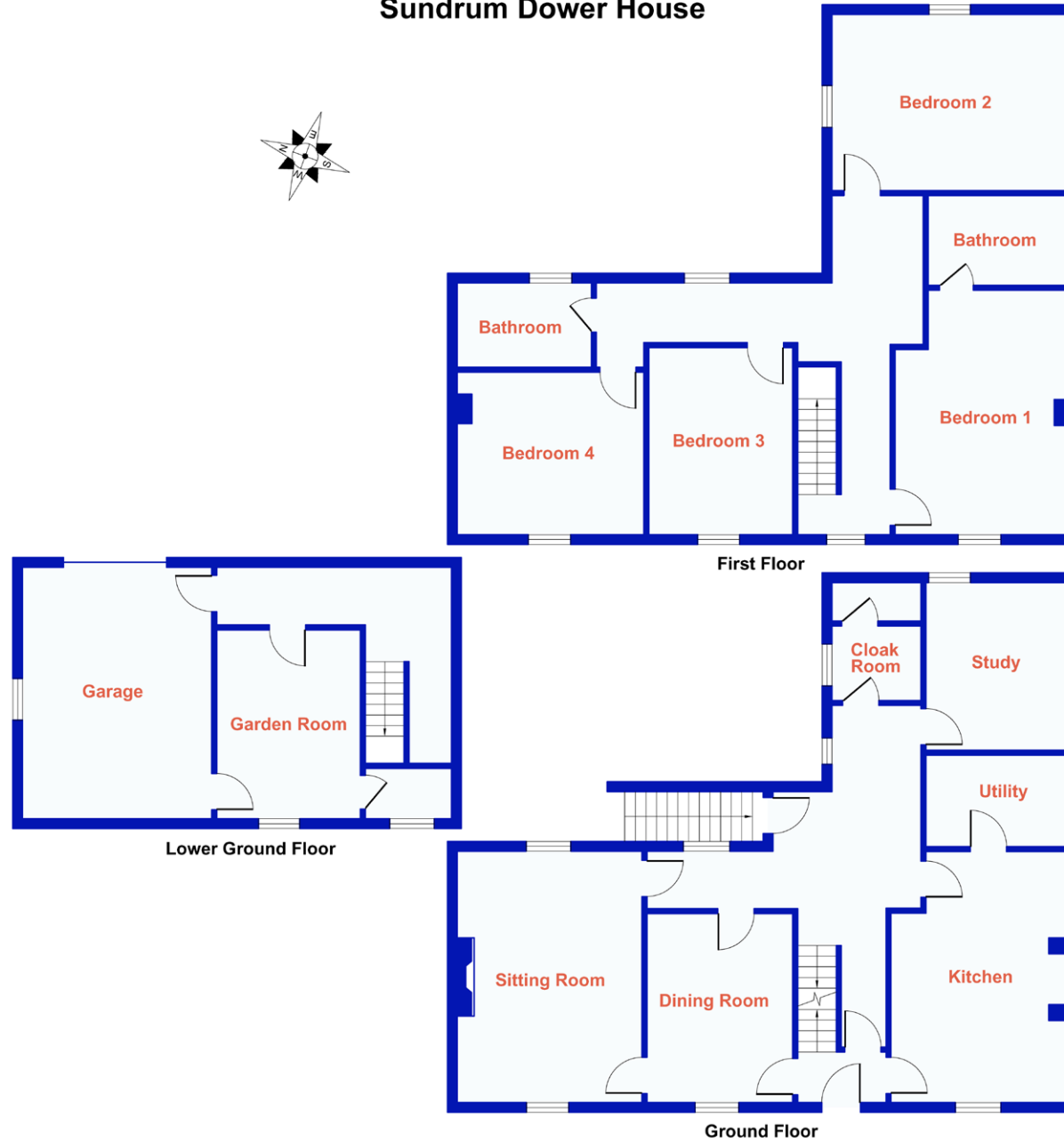


Illustration for guidance only, measurements are approximate, not to scale.  
Produced by Elements Property

## 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 right hand side after passing Sundrum Castle Holiday Park (about 0.8 miles).



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Post Code: KA6 5JY

## Solicitors

Jas Campbell, 57 Dockhead Street, Saltcoats, North Ayrshire, KA21 5EH

## Local Authority

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

## 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

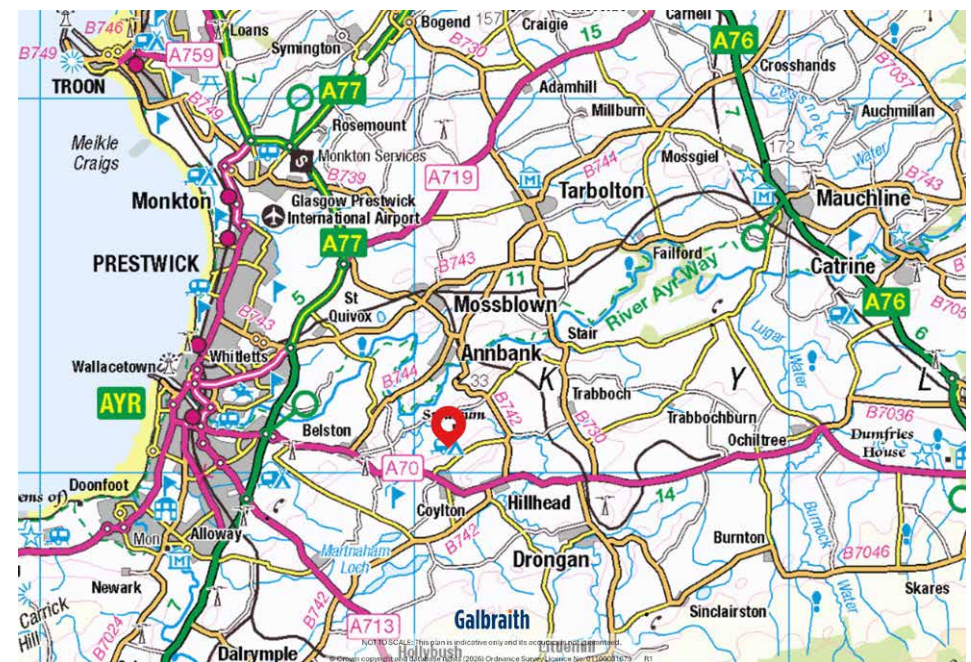
Failure to provide required identification may result in an offer not being considered.

## Health & Safety

Appropriate caution should be exercised at all times during inspection of 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 April 2026.





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