

Galbraith

BURNHOUSE MANOR PLOTS

BURNHOUSE, BEITH, NORTH AYRSHIRE



BURNHOUSE MANOR PLOTS, BURNHOUSE, BEITH, NORTH AYRSHIRE

An excellent site with planning to build 2 semi-detached houses in a peaceful rural setting.

For Sale as a Whole or in Lots

Dunlop 2 miles ■ Beith 4 miles ■ Glasgow 18 miles

- Conditional Planning Permission to create 2 semi-detached 4 and 5 bedroom houses.
- Services available close by.
- Lovely rural views.
- Accessible rural location.

As a whole Offers Over £150,000

Plot 2 Offers Over £85,000

Plot 3 Offers Over £75,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



SITUATION

Burnhouse Plots are a pair of excellent semi-detached building plots with Conditional Planning Permission to form 2 semi-detached dwelling houses. Potential purchasers may see the opportunity to build one large dwelling subject to obtaining the necessary planning permissions.

Local services and facilities are available in Dunlop (2 miles) and Beith (4 miles). Dunlop and Glengarnock (5 miles) have railway stations with regular services to Glasgow (about 18 miles) and beyond. Glasgow Airport has regular scheduled flights and is 14 miles distant. There is primary schooling available in Dunlop and private schools at St Columbas (Kilmacolm), Ayr and Glasgow. Dunlop has a post office, artisan shop & bakery and a village shop and the area is renowned for its many golf courses and there are local courses at Caldwell, Uplawmoor (4 miles), Troon (15 miles) and Rowallan Castle Estate (8 miles). There are excellent yachting facilities at the marinas at Adrossan, Largs, Inverkip and Troon.

DESCRIPTION

Conditional Planning Permission was granted on 30th August 2022 to create 2 semi-detached two storey houses.

Plot 2 comprises an open plan kitchen / family room, living room, bedroom, shower room and utility / plant room on the ground floor, with master bedroom with dressing room, en suite shower room and balcony, two further bedrooms and a bathroom on the first floor.

Plot 3 comprises open plan kitchen / family room, living room, bedroom with en suite bathroom, utility / plant room, w.c. on the ground floor, with master en suite dressing room, bathroom and balcony, 3 bedrooms and family bathroom on the first floor.

There is a shed with Plot 3 (approximately 11.26m x 5.40m, concrete block frame with power).

The formation of the two dwellings will utilise the remaining existing structures, with wet cast render with natural slate grey roof, PVCu windows and doors in grey finish.

The entrance drive will be tarmacadam providing access to/from the property with off road parking spaces.

ADDITIONAL NOTE

The seller would be willing to provide quotations for the build.

PLANNING CONSENT

Planning reference N/22/00519/PP. A copy of the planning consent and plans are available on request from the Selling Agents.

SERVICES

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

COMPUTER-GENERATED IMAGERY (CGI)

CGI's are supplied by the seller and are for indicative purposes only.

DIRECTIONS

From Glasgow to take the A736 Irvine Road through Barrhead towards Irvine. Travel through Lugton and at the next junction turn right at Burnhouse onto the Barrmill / Beith Road B706. The entrance to Burnhouse Manor Plots is then on the right hand side.

Burnhouse Manor Plots, Burnhouse, Beith, North Ayrshire, KA15 1LJ

WHAT3WORDS

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

SOLICITORS

McSherry Halliday, Suite 1, Elliott House, Kilwinning Road, Irvine, North Ayrshire, KA12 8TG 01294 274097

ACCESS

There is shared access over the drive.

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Friars Croft, Irvine KA12 8EE, tel 01294 310000

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

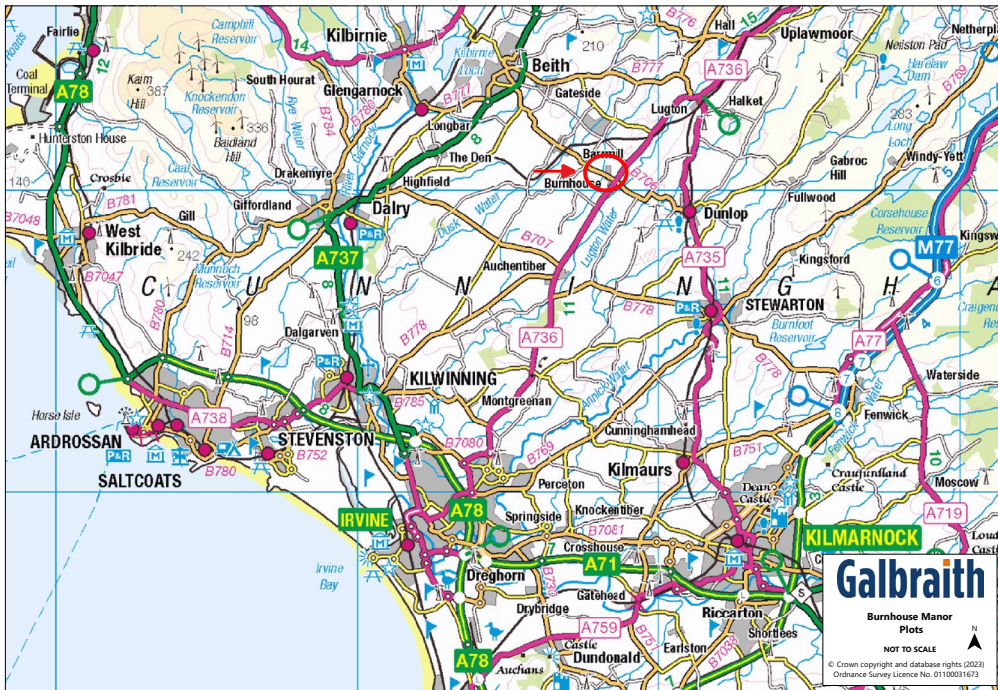
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



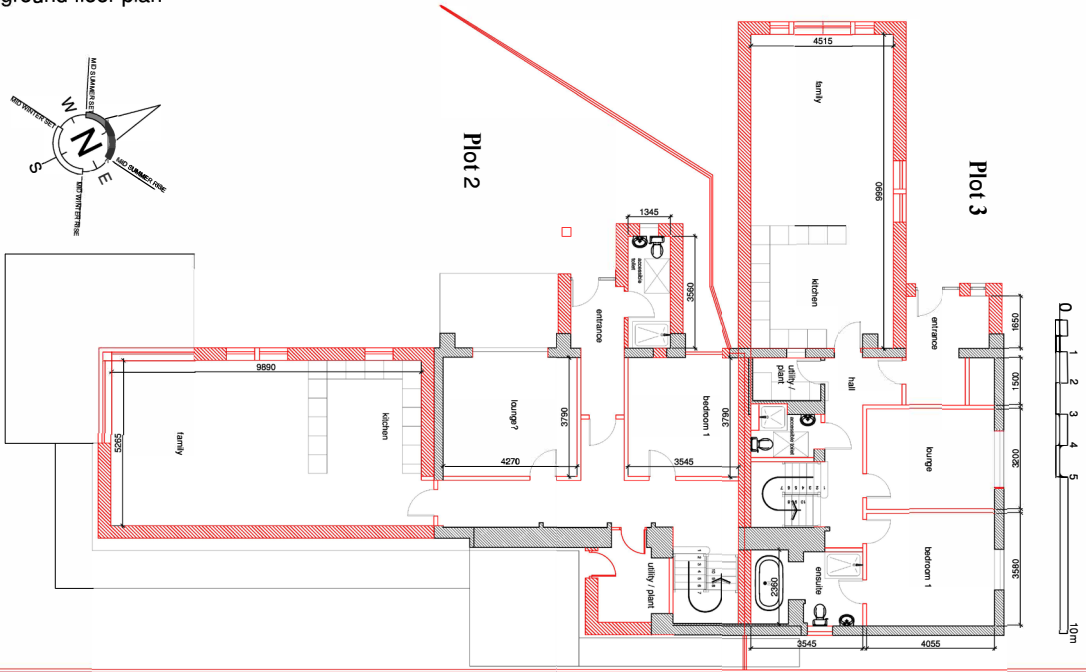
IMPORTANT NOTES

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. Photographs taken in April 2023.

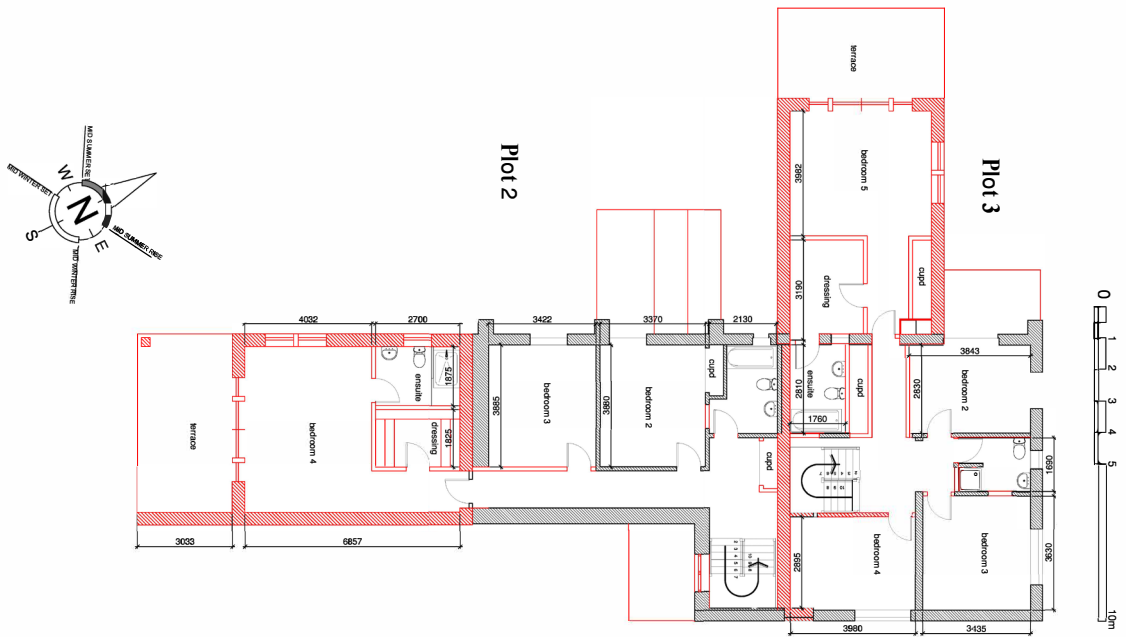


This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to supplement or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

ground floor plan



upper floor plan





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE