



For Sale:

Strathdoon House,
50 Racecourse Road
Ayr
KA7 2UZ

Offers in Excess of £750,000

For more information contact:

01292 288222
office@donaldross.co.uk

www.donaldross.co.uk



PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR



PROPOSED FRONT PERSPECTIVE



PROPOSED COURTYARD PERSPECTIVE

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultants' documentation.

Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required contact Denham Benn Ltd.

Contractor to check all dimensions on-site prior to commencement of works

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY
-----	----------	------	----

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

PLANNING


CLIENT

PROJECT
Strathdoon House
Racecourse Road, Ayr

TITLE
Proposed Perspective Artwork

DRAWN BY CB/KM SCALE NTS @ A2

Job No. 1635 DWG No. 1635-PLA-250 REV.

DENHAM  BENN

7 Wellington Square
Ayr - KA7 1EN

Tel : 01292 291150
Email: info@denhambenn.com

Strathdoon House, 50, Racecourse Road, Ayr, KA7 2UZ

A unique opportunity to acquire this exciting building plot with planning permission to construct thirteen properties within one of Ayrshire's most sought after locations.

- 2 Modern Villas
- 5 Apartments
- 6 Mews Cottages
- Allocated & Visitor Parking
- Private & Communal Gardens
- Highly sought after location
- Category B Listed
- Planning Ref No: No. 18/01095/LBC

Planning permission has been granted to develop and extend this charming category B listed building into thirteen separate dwellings.

In total there will be two modern villas, five luxury apartments and six mews cottages.

Careful consideration has been given to maintain many of the original features of this admired building whilst adding a hint of modern architecture to really add to this already highly sought after locale.

Each property will be served by a mains gas connection and will be connected to the mains sewerage outlet.

Offers in Excess of £750,000

Location

Strathdoon House benefits from an outstanding situation within one of Ayr's most sought after locations, Racecourse Road. The property is undoubtedly one of the best situated sites in Ayrshire and is within easy walking distance of Ayr town centre, schools, shops and Ayr sea front. Ayr is the foremost coastal town in south west Scotland and has superb sporting facilities including championship golf courses, sailing, game and sea fishing, etc. all within the immediate vicinity. Communications are excellent with electrified train service to Glasgow, airports at Prestwick and Glasgow and good road system for commuters. The main industrial belt is 30 miles distant

Directions

From our office continue on Beresford Terrace and take a left onto Miller Road. Proceed ahead to the traffic lights and take a left onto Racecourse Road where the property is situated approximately 0.5 miles ahead on the right hand side.

Accommodation

Unit 1 Villa 1 114m² / 1,231ft²

Unit 2 Villa 2 103m² / 1,112ft²

Unit 3 Apartment 92m² / 994ft²

Unit 4 Apartment 100m² / 1,080ft²

Unit 5 Apartment 70m² / 756ft²

Unit 6 Apartment 82m² / 886ft²

Unit 7 Apartment 87m² / 940ft²

Unit 8 Mews Cottage 62m² / 670ft²

Unit 9 Mews Cottage 97m² / 1,048ft²

Unit 10 Mews Cottage 96m² / 1,037ft²

Unit 11 Mews Cottage 93m² / 1,004ft²

Unit 12 Mews Cottage 93m² / 1,004ft²

Unit 13 Mews Cottage 93m² / 1,004ft²

Viewing

Is by appointment only which can be arranged by contacting us on:

Tel: 01292 288222

Email: office@donaldross.co.uk

Mon to Fri: 9am – 5:30pm

Sat: 9am – 1pm

PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR



PROPOSED COURTYARD PERSPECTIVE 2



PROPOSED GARDEN PERSPECTIVE

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultants' documentation.

Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required contact Denham Benn Ltd.

Contractor to check all dimensions on-site prior to commencement of works

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY
-----	----------	------	----

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

PLANNING		
CLIENT		
PROJECT Strathdoon House Racecourse Road, Ayr		
TITLE Proposed Perspective Artwork		
DRAWN BY CB/KM		SCALE NTS @ A2
Job No. 1635	DWG No. 1635-PLA-251	REV.

DENHAMBENN

7 Wellington Square
Ayr - KA7 1EN

Tel : 01292 291150
Email: info@denhambenn.com

PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultants' documentation.

Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required contact Denham Benn Ltd.

Contractor to check all dimensions on-site prior to commencement of works

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY
-----	----------	------	----

SOUTH AYRSHIRE COUNCIL

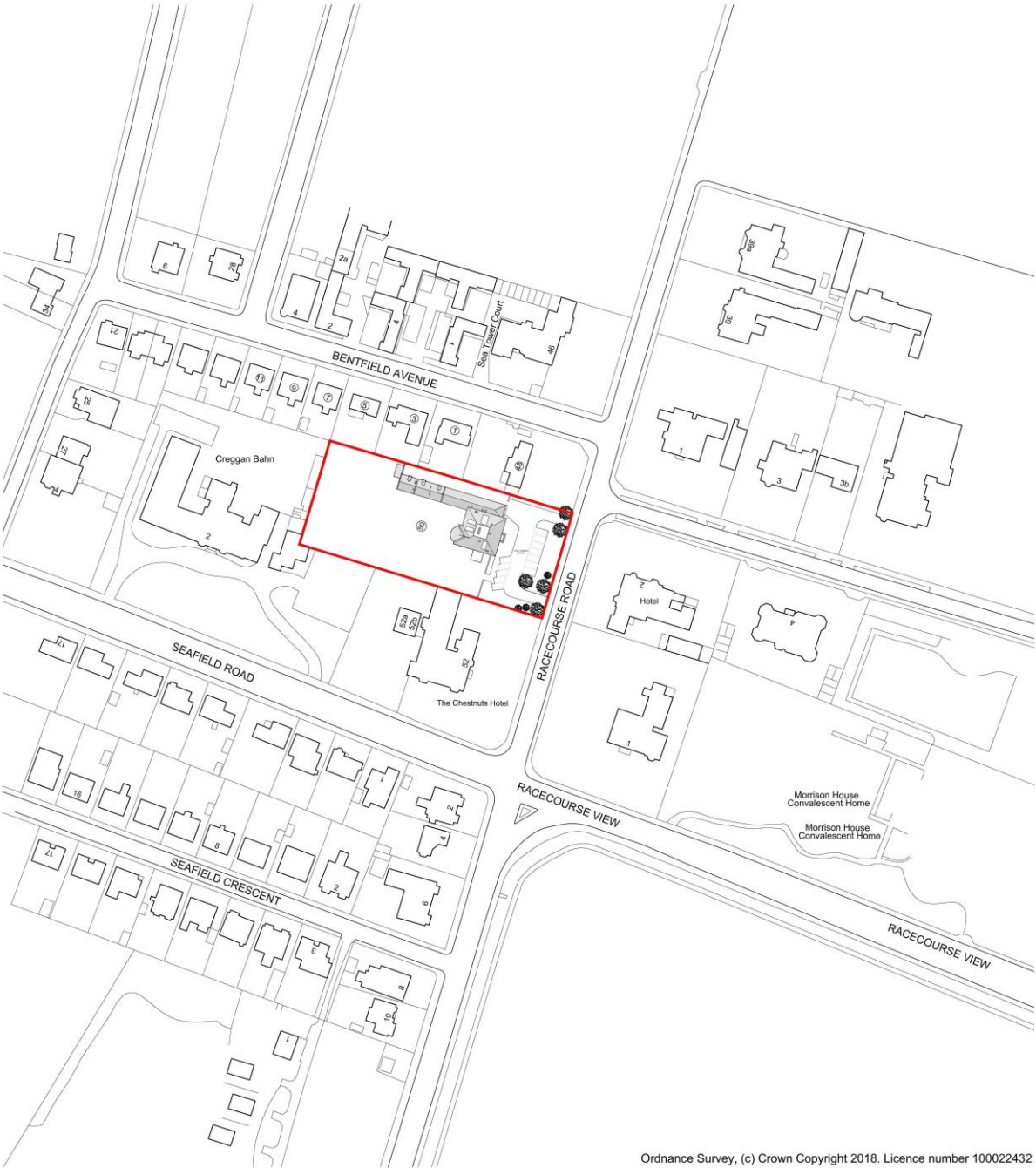
Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

0m 10m 50m		
PLANNING		
CLIENT		
PROJECT		
Strathdoon House Racecourse Road, Ayr		
TITLE		
Existing Location Plan		
DRAWN BY KC		SCALE 1:1250 @ A2
Job No. 1635	DWG No. 1635-PLA-200	REV. -

DENHAMBENN

7 Wellington Square
Ayr - KA7 1EN

Tel : 01292 291150
Email: info@denhambenn.com



Ordnance Survey, (c) Crown Copyright 2018. Licence number 100022432

PROPOSED BLOCK PLAN @ 1:1250 Scale

PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultants' documentation.

Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required contact Denham Benn Ltd.

Contractor to check all dimensions on-site prior to commencement of works

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY
-----	----------	------	----

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

0m 10m 50m

PLANNING		
CLIENT		
PROJECT		
Strathdoon House Racecourse Road, Ayr		
TITLE		
Proposed Location Plan		
DRAWN BY	KC	SCALE 1:1250 @ A2
Job No.	DWG No.	REV.
1635	1635-PLA-201	-

DENHAMBENN

7 Wellington Square
Ayr - KA7 1EN

Tel : 01292 291150
Email: info@denhambenn.com



PROPOSED BLOCK PLAN @ 1:1250 Scale

PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR



WEST COURTYARD ELEVATION @ 1:100 Scale



WEST ELEVATION @ 1:100 Scale



SOUTH ELEVATION @ 1:100 Scale



NORTH ELEVATION @ 1:100 Scale

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultant's documentation.

Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required please contact Denham Benn Ltd.






Contractor to check all dimensions on-site prior to commencement of works.

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY
-----	----------	------	----

MATERIALS

Sto Render to match existing	Stone (re-used from dismantlings)
	
	
	<p>Planting of site will be planted with native and semi-native species, oak, beech and especially horse chestnut. Courtyard planting will feature historic, robust species of apple tree.</p>

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

0m 1m 4m

PLANNING		
CLIENT		
PROJECT Strathdoon House Racecourse Road, Ayr		
TITLE Proposed Elevations 1/2		
DRAWN BY KC	SCALE 1:100 @ A1	REV.
Job No. 1635	DWG No. 1635-PLA-223	

DENHAM BENN

7 Wellington Square
Ayr - KA7 1EN

Tel : 01292 291150
Email: info@denhambenn.com

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

Do not scale from this drawing. Refer to dimensions provided.
Should additional dimensions be required contact Denham Benn
Ltd.

Contractor to check all dimensions on-site prior to commencement of works

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

CLIENT

PROJECT	Strathdoon House Racecourse Road, Ayr
---------	--

TITLE	Proposed Landscaping Plan
-------	---------------------------

DRAWN BY KC	SCALE 1:200 @ A2
-------------	------------------

Job No. 1635	DWG No. 1635-PLA-225	REV. -
-----------------	-------------------------	-----------

DENHAM / BENN

7 Wellington Square
Ayr - KA7 1EN

Tel : 01292 291150
Email: info@denhambenn.com

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR



PROPOSED GROUND FLOOR PLANS @ 1:100 Scale

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultants' documentation.

Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required contact Denham Benn Ltd.

Contractor to check all dimensions on-site prior to commencement of works.

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY

0m 1m 4m

PLANNING
CLIENT

PROJECT
Strathdoon House
Racecourse Road, Ayr

TITLE
Proposed Ground Floor Plans

DRAWN BY: KC SCALE: 1:100 @ A1

Job No: 1635 DWG No: 1635-PLA-221 REV: -

DENHAM BENN

7 Wellington Square
Ayr - KA7 1EN

Tel: 01292 291150
Email: info@denhambenn.com

PROPOSED APARTMENTS AND MEWS DEVELOPMENT, STRATHDOON HOUSE, AYR

This drawing has been prepared with the sole purpose of obtaining statutory Planning Consent and Building Warrant Approval from the local authority and is for information purposes only.

It should not be assumed that this drawing is the sole description of works, and it should be read in conjunction with all other relevant consultants' documentation.

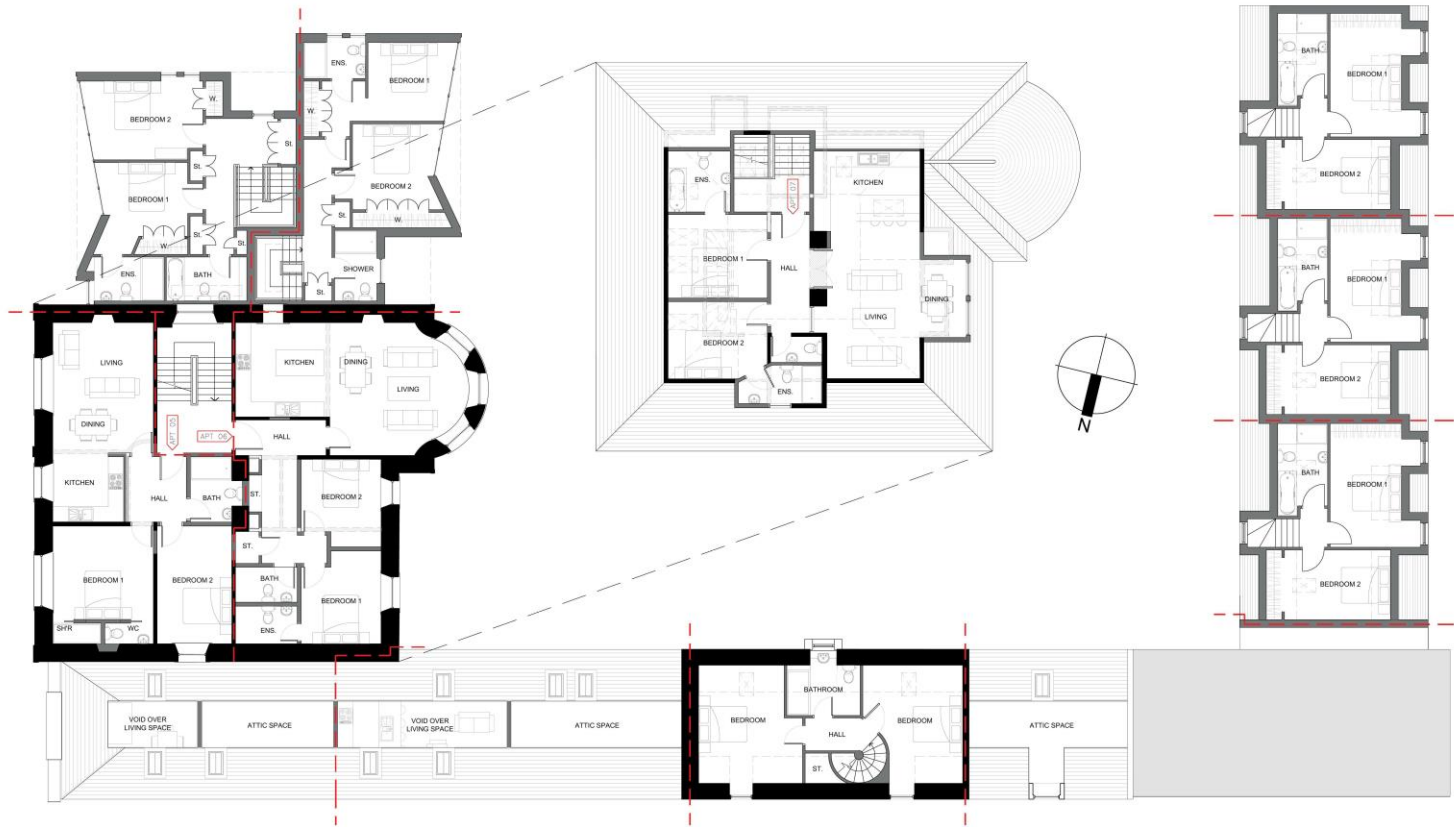
Do not scale from this drawing. Refer to dimensions provided. Should additional dimensions be required contact Denham Benn Ltd.

Contractor to check all dimensions on-site prior to commencement of works.

Contractor to report any discrepancies on-site to Denham Benn Ltd during construction.

This drawing is the property of Denham Benn Ltd. Should further copies be required please contact.

Rev	REVISION	DATE	BY
-----	----------	------	----



PROPOSED FIRST & SECOND FLOOR PLANS @ 1:100 Scale

SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

0m 1m 4m		
PLANNING		
CLIENT		
PROJECT Strathdoon House Racecourse Road, Ayr		
TITLE Proposed First & Second Floor Plans		
DRAWN BY	KC	SCALE 1:100 @ A1
Job No.	DWG No.	REV.
1635	1635-PLA-222	-
DENHAM BENN		
7 Wellington Square Ayr - KA7 1EN		
Tel : 01292 291150 Email: info@denhambenn.com		

Donald Ross Residential, unlike most estate agents who are part of a franchise group or PLC, are privately owned and completely independent. Independence allows us to offer our clients a genuinely personal service geared solely towards the very best advice and assistance when selling your home. Donald Ross Residential was formed in 1985 and is one of Ayrshire's longest established estate agents. With a highly qualified and experienced team, Donald Ross Residential is the Estate Agent of choice when you are considering buying or selling your home. Donald Ross Residential is proud to be members of The Property Ombudsman for Estate Agents.

We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule. We recommend that all home buyers view the home report before committing to purchase a property. ©2009 Donald Ross. All rights reserved.



11 Beresford Terrace, Ayr KA7 2ER
Tel: 01292 288222 Fax: 01292 280083
Email: office@donaldross.co.uk
www.donaldross.co.uk

Donald Ross Estate Agents Limited,
Registered in Scotland No.SC290184
Directors: Jacqueline Miller, Fraser Stewart.