



Tofts Land, Dalry, Ayrshire, KA24

Offers Over £390,000





THE PROPERTY

A rare opportunity to purchase a prime, 1.52-hectare development site in the highly sought-after commuter town of Dalry, North Ayrshire, with existing planning permission for 26 luxury family homes (12 semi-detached and 14 detached). The location is ideal for buyers, offering quick access to the A737/Dalry bypass for Glasgow and Ayr, and is just a short walk from the train station, providing fast services to Glasgow Central (approx. 30 minutes). This ready-to-develop land is perfectly positioned to capitalize on high demand from families and commuters.

North Ayrshire Planning Reference No N/21/00399/PP

HD Property Video Available

An outstanding opportunity has arisen to purchase land with planning permission for 26 residential homes set within a highly sought-after area of Dalry, North Ayrshire.

1.52 hectare site with Planning Permission has been approved for 12 semi-detached and 14 detached luxury family homes. The location is perfect for commuters with Dalry train station only a short walk away. The introduction of the new Dalry bypass makes commuting to Glasgow and Ayr a breeze.

Dalry is a historic conservation town situated around 25 miles south-west of Glasgow and 9 miles north of Irvine. It enjoys excellent transport connections, with the A737 providing direct links to Irvine, Glasgow Airport and the M8 motorway to Glasgow and Edinburgh.

Dalry Train Station, just a few minutes' walk away, provides frequent services to Glasgow Central (around 30 minutes) and Ayr (around 26 minutes), making the town highly appealing to commuters. North Ayrshire's stunning sandy beaches are only a short drive or train journey from the town, which itself is surrounded by gently rolling fields and farmland.

The town provides a good range of local amenities, including banks, supermarkets, and various shops. Education is served by two primary schools, with secondary schooling available at the new Garnock Community Campus in Glengarnock and at St Matthew's Academy in Saltcoats.

With a population of approximately 5,250 (2022) and over 51,000 residents within a five-mile radius, Dalry is a popular and growing community with an active and thriving local character.

The former Bridgend Mill, once owned by Thomas Biggart & Co., stood in a picturesque setting beside the River Garnock. In its prime, it was a prominent cotton and wool spinning and weaving factory and the town's largest mill during the 1890s. As a major local employer, particularly for young women, it played a significant role in Dalry's industrial and social history. The mill has since been demolished, with the site now being transformed for the development of residential homes.

Planning permission has been granted for 12 semi-detached and 14 detached luxury homes, each featuring three bathrooms, on this prime and picturesque site. The River Garnock, where comprehensive flood-prevention works have been completed, provides a charming natural backdrop to the development. Mains water, electricity, gas, telecommunications, and drainage services are all available nearby. Full planning details can be accessed via North Ayrshire Council's Planning Portal using the relevant reference numbers.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate, and floor Plans are only for illustration purposes and are not to scale. Thank you.

PLEASE NOTE AI IMAGERY HAS BEEN USED FOR PLAN MOCK-UP AND HOUSE TYPE MOCK-UP

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