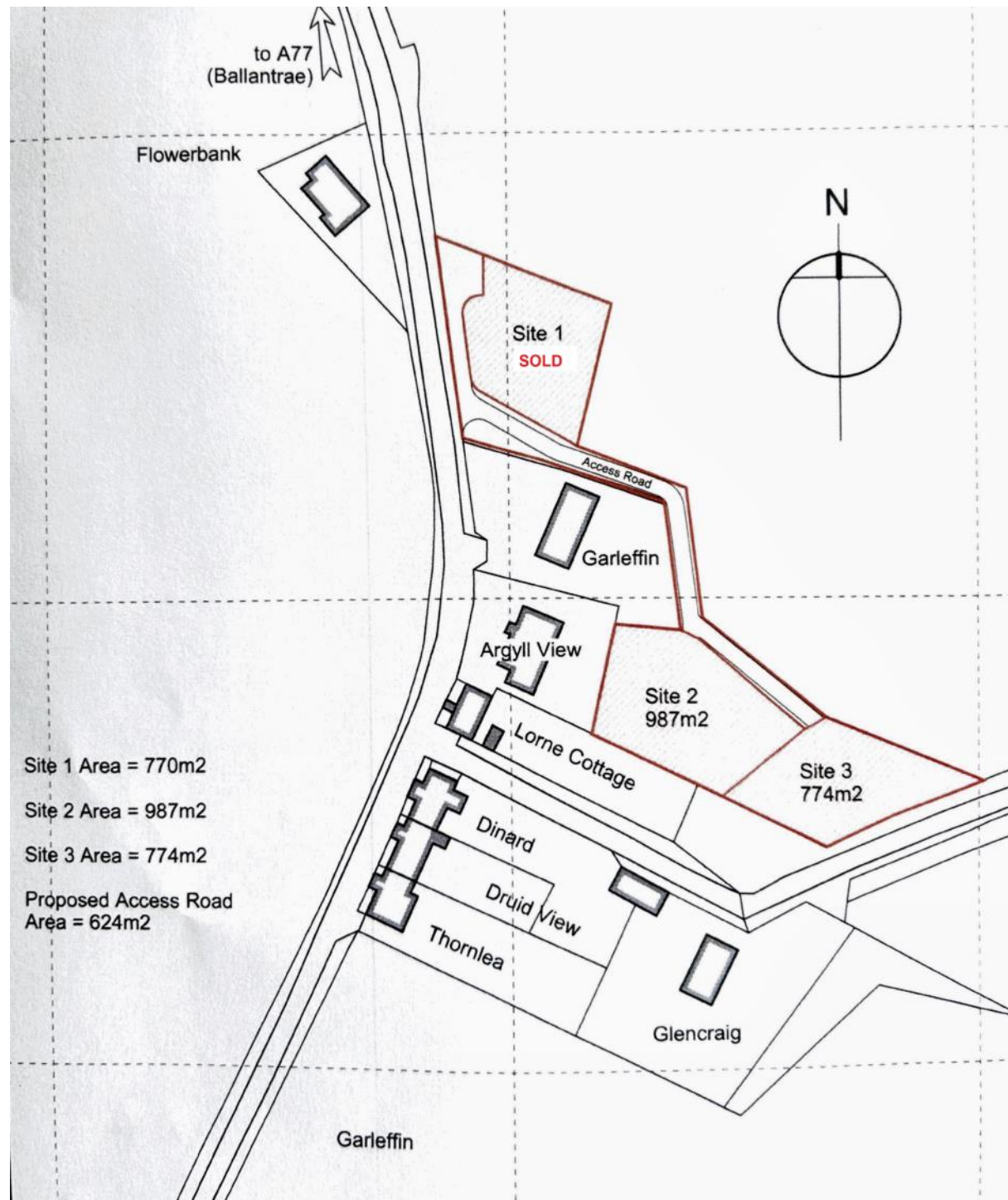




THOMAS MURRAY
PROPERTY



Site 2
Garleffin
Ballantrae
KA26 0PA





Access to Plot



View from Plot

Site 2, Garleffin, Ballantrae

Site extending to 987m²

Outline consent was originally granted for the development in October 2014 under reference 14/01023/PPP

Outline consent has now lapsed.

Site 2 is part of small parcel of ground comprising 3 sites.

Site 1 is sold and build work has commenced on the new house on Site 1.

Site 2 overlooks the adjoining field and it's a lovely rural setting but still easily accessible from the A77 and about 20 minutes walk from Ballantrae

Site 2 is un serviced

Ballantrae 1 mile | Girvan 13 miles | Ayr 34 miles | Glasgow 68.5 miles

Location

Ballantrae is on the Ayrshire coast and has a primary school, doctors surgery & dispensary, village shop & post office, filling station with workshop, pub, bowling green and small harbour. South west Ayrshire is renowned for its scenery and this delightful locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails; the National Trusts Culzean Castle and Country Park; Galloway Forest Park; excellent Golf Courses at Girvan, Turnberry; Stranraer and Portpatrick. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar which flows on the edge Ballantrae.

Girvan has a stunning beach, nursery, primary and secondary schooling; leisure facility comprising swimming pool, fully equipped gym and soft play centre; community hospital; ASDA supermarket; harbour; railway station with connections to Ayr and Glasgow.

Directions

Travelling south from Ayr on A77 continue ahead, passing through Girvan. On entering Ballantrae proceed straight ahead through the village. Leave the village and cross over the bridge and continue to filter lane to make right turn to unclassified road. Continue ahead passing 2 cottages on the left hand side. There is a road end to an unmade road, this is access to the sites. You can see the new house on Site 1. Go past site 1 and follow the grassy road along the side of the field to Site 2

General

There are three plots. Site 1 at the front of the development work has started and the access to the site is formed to a fashion to allow access for vehicles to Site 1. The access road leading round to Site 2 is not formed and at the moment is in grass. We understand that the new proprietor of Site 2 as well as bearing costs to form new access over the grassed area will also be liable towards contributing to the costs of the first section of access road which serves Site 1 and the rest of the development. The proprietors of Site 1, Site 2 and Site 3 will have a right of access in common to use the access road. The three proprietors will share responsibility toward future maintenance of the road which we understand will be on a user basis.

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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