



**BRUACH**  
PROPERTY

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**KILPHIN WATER TANK | STRANRAER ROAD | BALLANTRAE**

**OFFERS IN THE REGION OF: £50,000**



## Kilphin Water Tank, Stranraer Road

Kilphin Water tank is a former Scottish Water site with a redundant water tank, situated around a mile from Ballantrae in South Ayrshire.

The site occupies an area of about 0.28 acres (0.11 hectares). The site is defined by a post and wire fence and hedge rows. The site has a large redundant water tank and also houses a working Scottish Water pump house located within the corner of the site which is separated by post and wire fence. Access to the site is off a B class road that can be accessed from the A77.



We are informed by the client that a planning application to build a dwelling house was submitted in 2014 which was refused on the grounds of access. Any interested parties would need to make their own enquiries in respect to future use of the site with South Ayrshire Council Planning

Previous planning documents are available on request.

The site is located around a mile from Ballantrae village and is set in a tranquil location with wonderful country and sea views. Ballantrae has an excellent local primary school as well as good local amenities including a post office/village store, doctors surgery, petrol station, hotel and a harbour. Further amenities can be found in Girvan and Stranraer. Girvan is about 13 miles away with a railway station, supermarket and secondary school. The town of Stranraer is located 18 miles away with a railway station, supermarkets, secondary school and swimming pool.



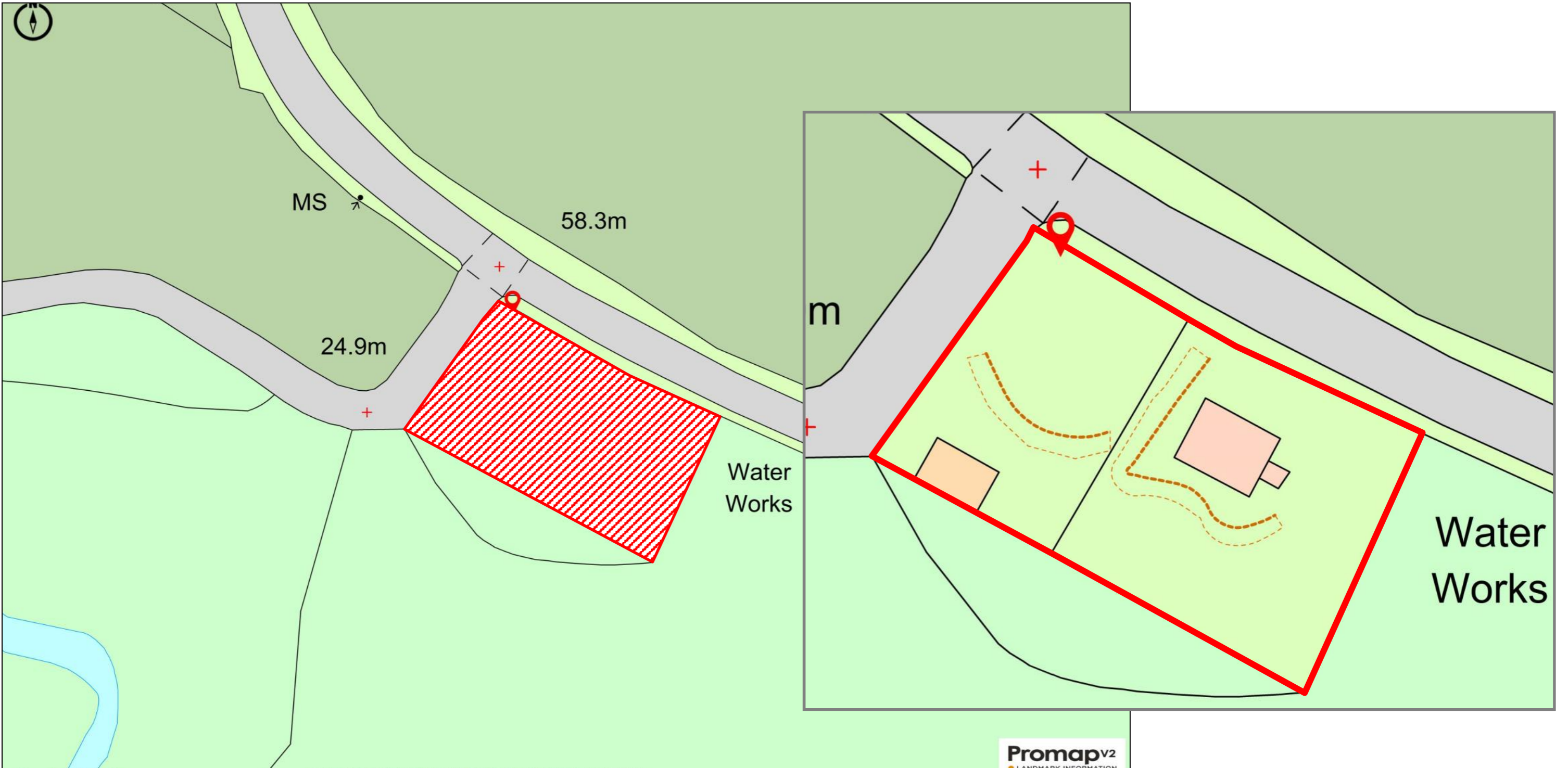


Below: Front Elevation from slipway



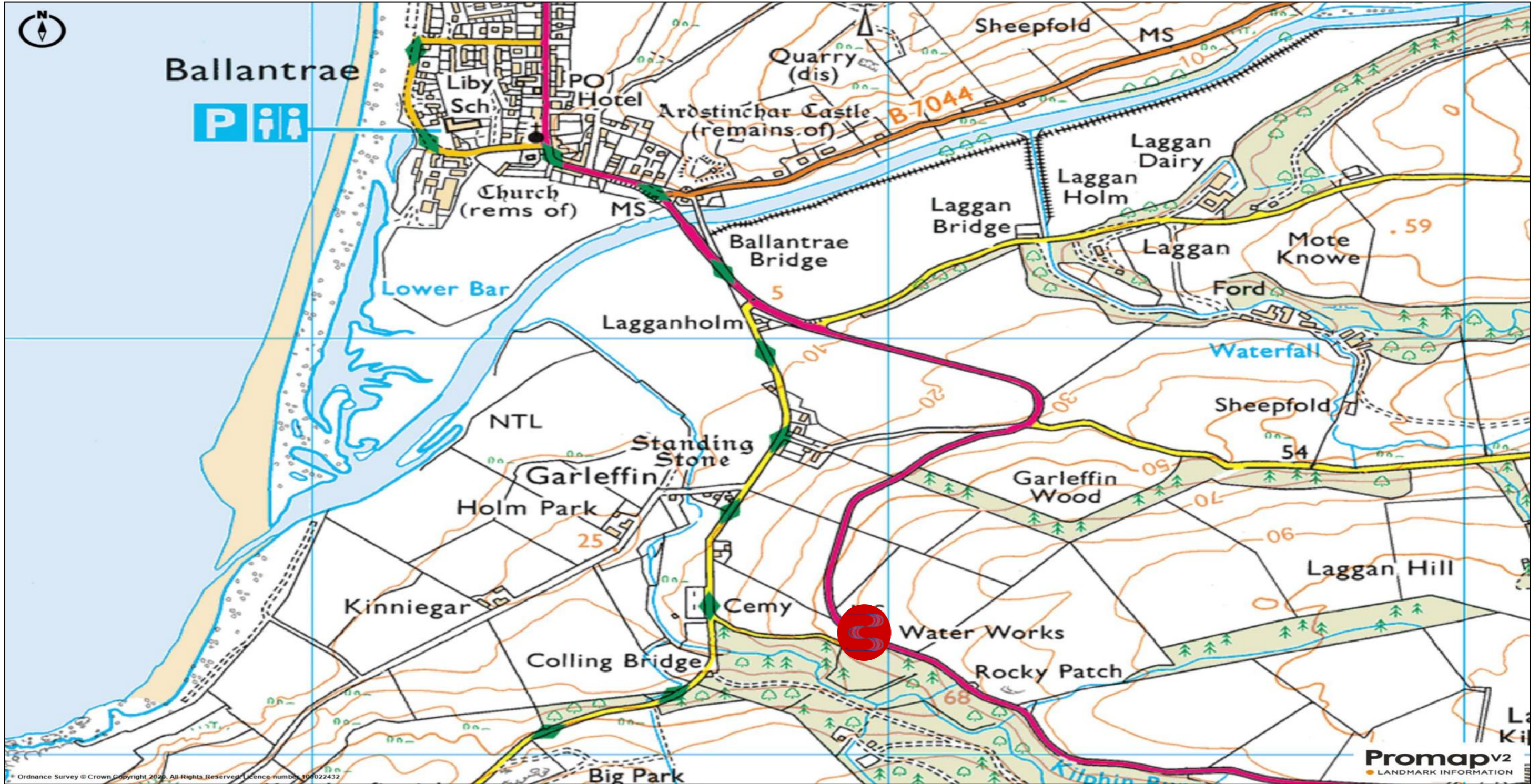
Viewing by strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
Ref No. : BRU2806







Below: Area Map





### General Remarks

#### Services:

There is no services located on the plot.

#### Title Reference Number:

AYR93379 - Kilpin, Stranaer Road, Ballantrae, Girvan, KA26 0PA

#### EER Rating:

EER: N/A

#### Rateable Value:

The property has no rateable value.

#### Viewing:

Strictly by appointment with Bruach Property Ltd ,31 Dalrymple Street, Girvan, Ayrshire, KA26 9EU  
Tel:01456 715 065 or Email: [info@bruachproperty.com](mailto:info@bruachproperty.com)

#### Possession:

Vacant possession and entry will be given on completion.

#### Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

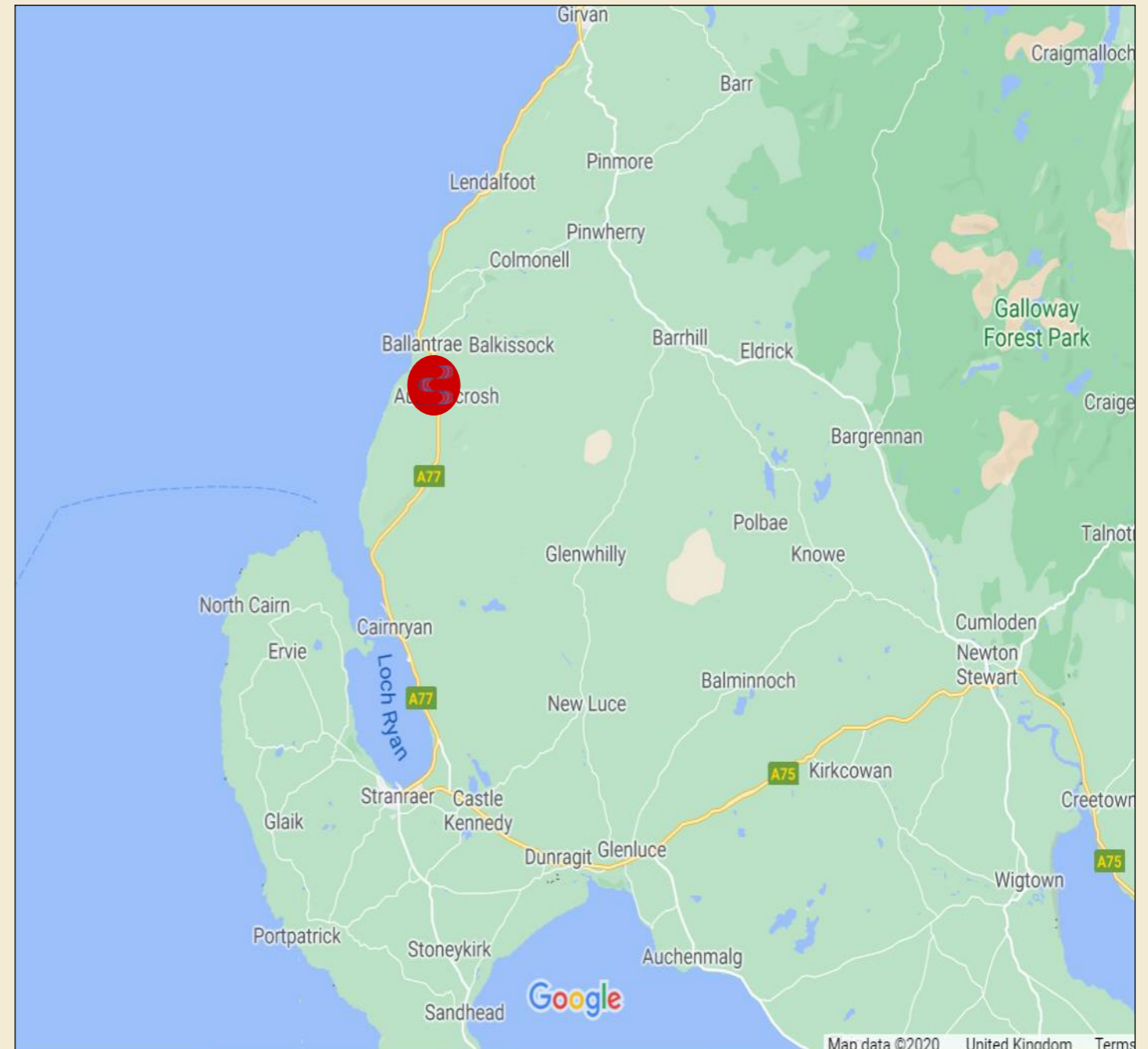
#### Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

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.

#### Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto:info@bruachproperty.com) or give us a call stating the address in the title of the email or call.

## Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.

Girvan  
**Bruach Property Limited**  
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**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)**  
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**T: 01292 690940 | F: 01292 737 570**

### Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in October 2020