



## 33 Main Road, Dailly

The plot is located in the centre of the picturesque village of Dailly and has full planning consent for a detached three-bedroom house. The development site offers a great opportunity to develop into a fabulous residential property with open plan living and detached garage. The location also allows great access to the west of Scotland as well as only being 30 minute drive to Ayr and 65 minute drive to Glasgow City Centre. A great opportunity to build the home of your

### Development Features

- Located in a picturesque village
- Services located on site.
- Planning Permission Approved for Three Bedroom House
- Great opportunity to develop into a residential property (subject to the appropriate consents)
- Glasgow 65 minutes by car ( 52.8 miles)
- Ayr 30 minutes by car (15.7 miles)



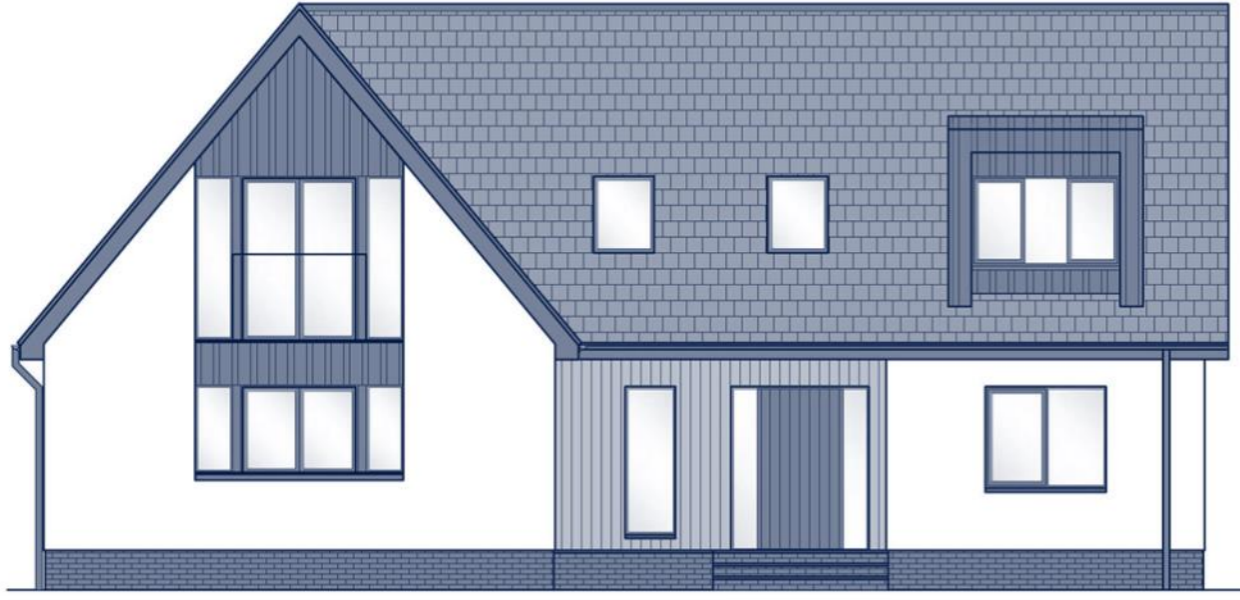
Below: Ariel View of Plot



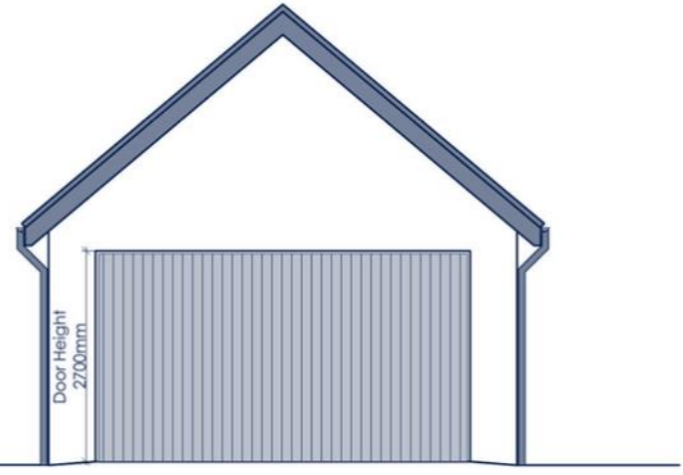
Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU2987



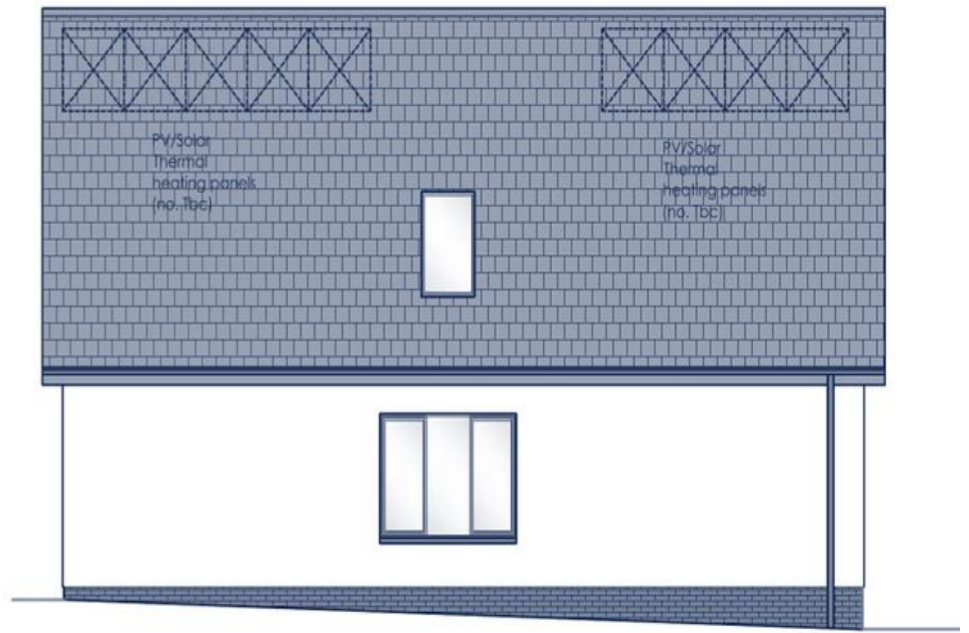
Below: Elevations



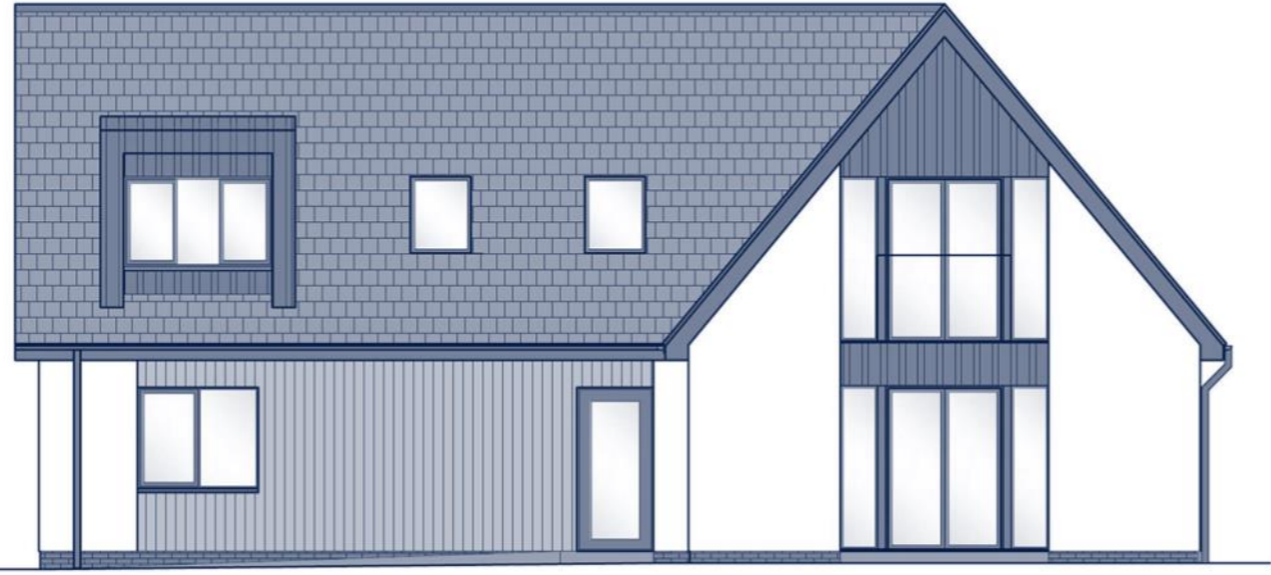
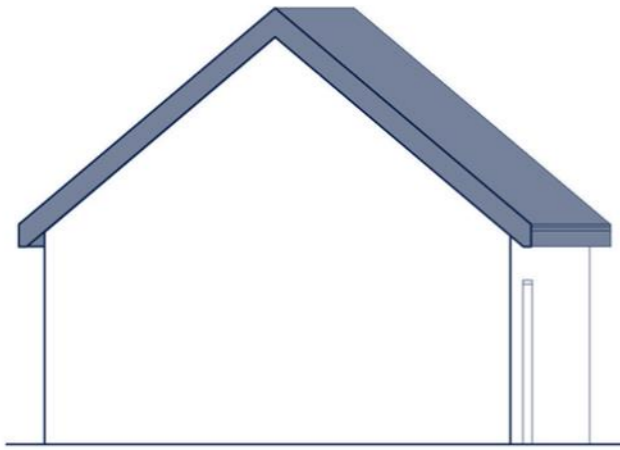
NORTHEAST ELEVATION



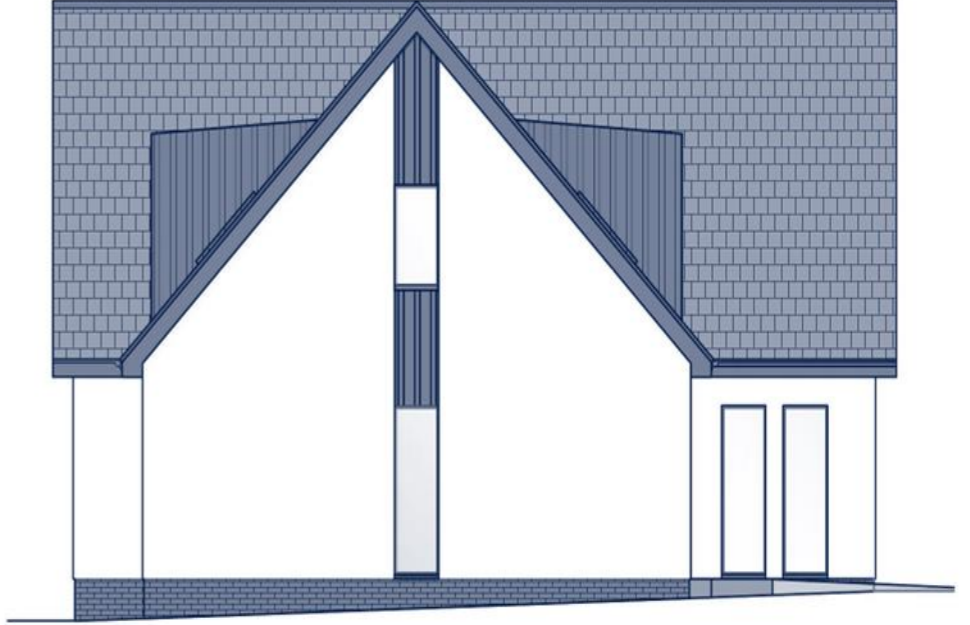
GARAGE ELEVATION WITH SKETCH DIMS



SOUTHEAST ELEVATION

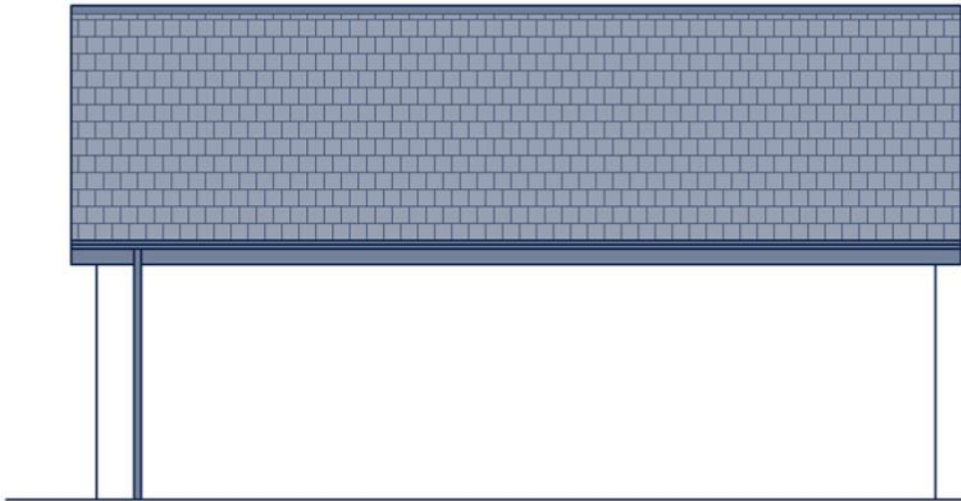


SOUTHWEST ELEVATION

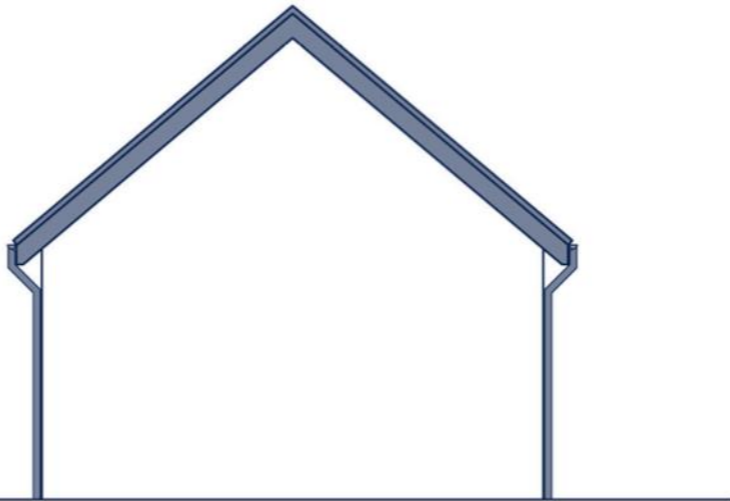


NORTHWEST ELEVATION

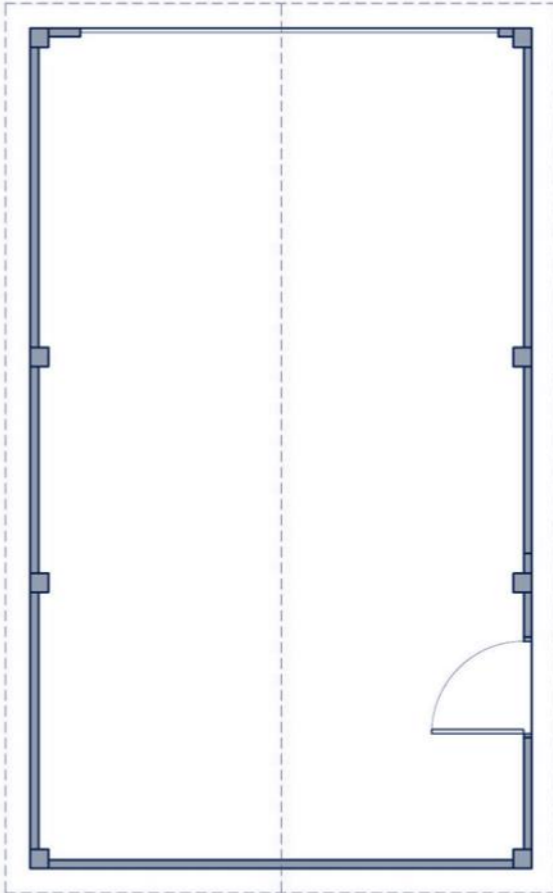
Below: Garage Elevations and Floor Plan



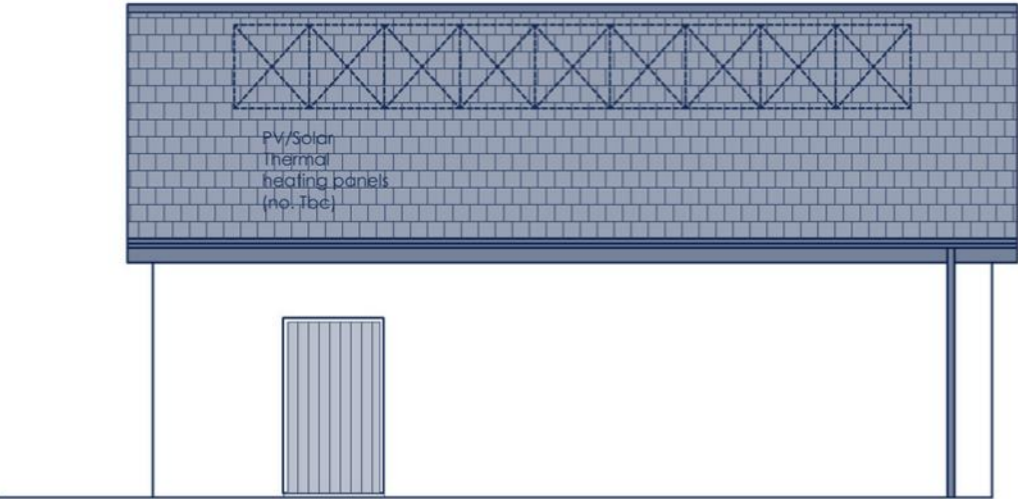
NORTHWEST ELEVATION



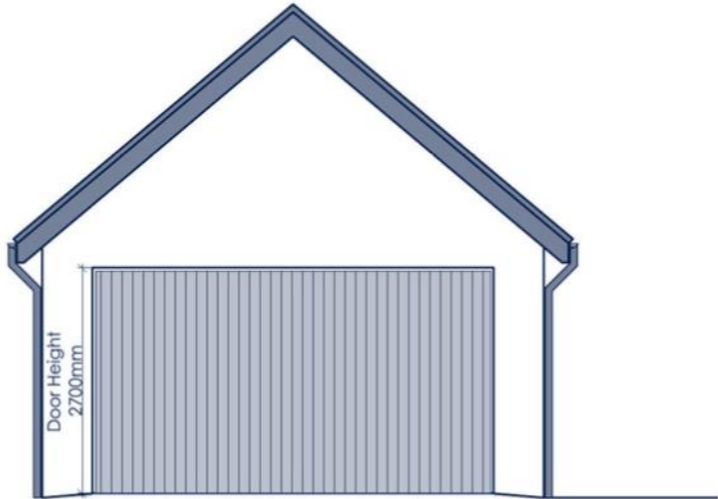
SOUTHWEST ELEVATION



GARAGE PLAN

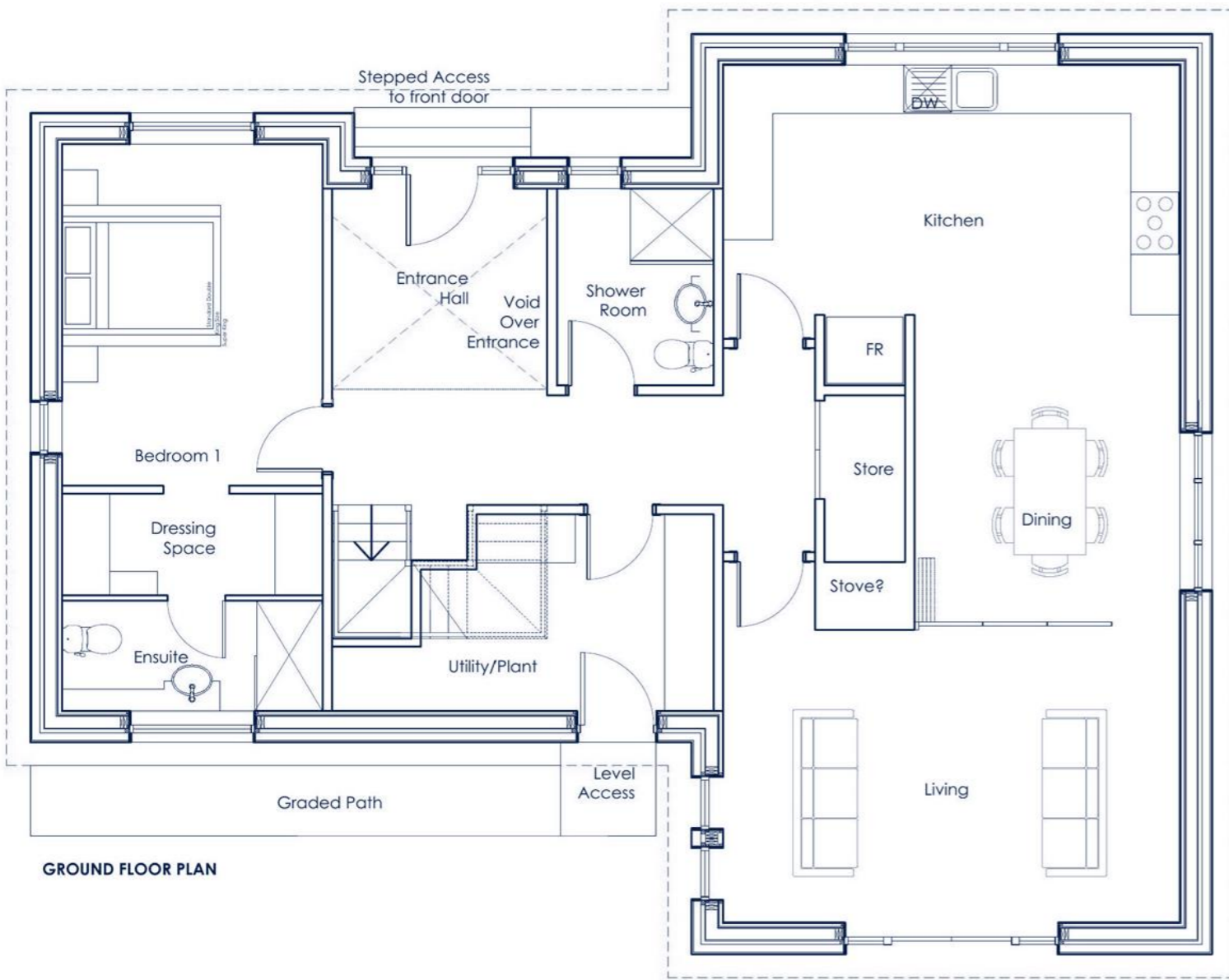


SOUTHEAST ELEVATION

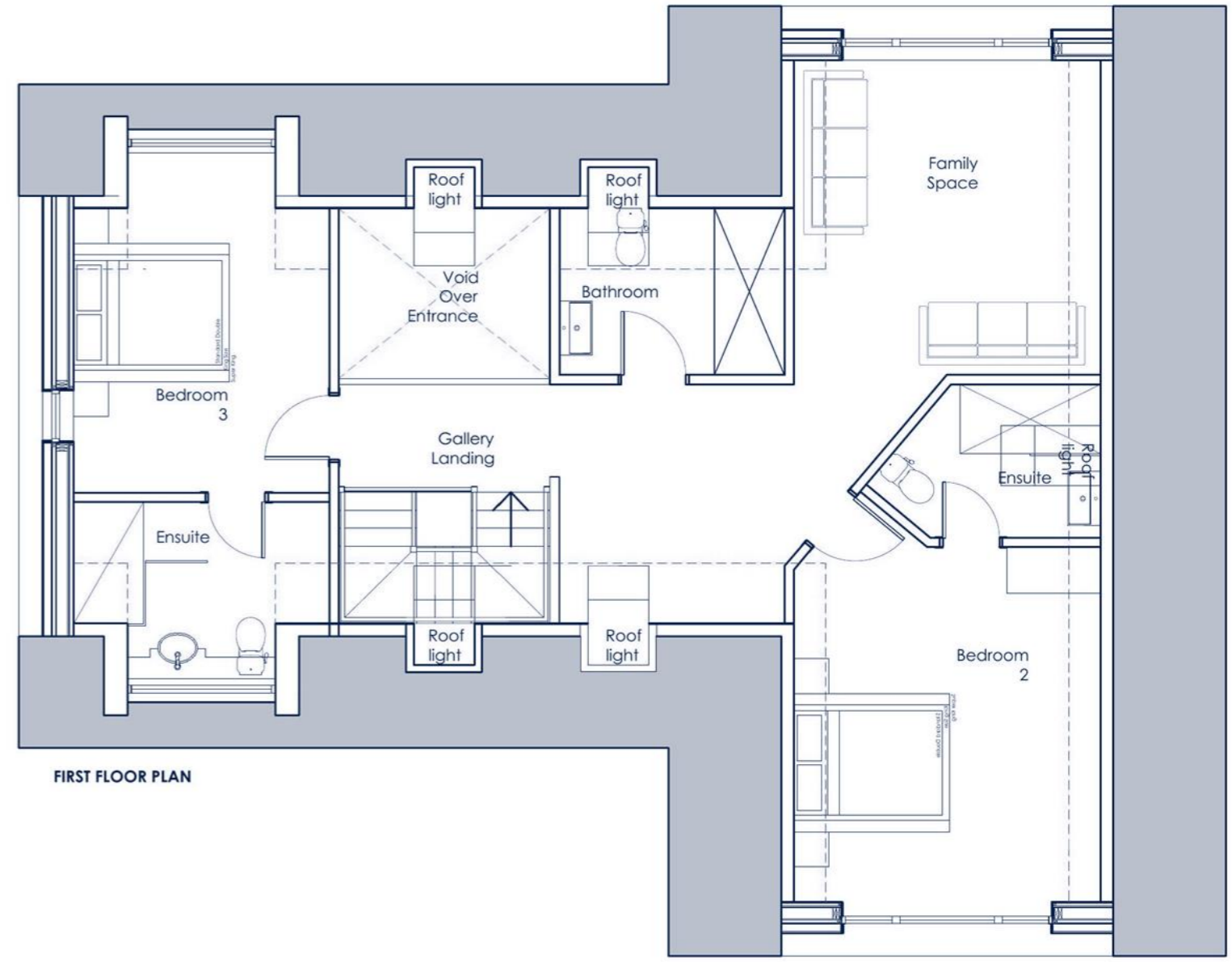


NORTHEAST ELEVATION

Below: House Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Hall

MAIN STREET

Proposed New Dropped Kerb

Garage 6m x 10m

Surface Water  
Attenuation below drive

Bi-Store Area

Neighbouring  
Garage/Outbuilding

Required Garden  
ground = 1.5X  
122m<sup>2</sup> = 183m<sup>2</sup>  
Proposed Private  
Garden = 216m<sup>2</sup>

900mm high  
boundary wall

1.2m high boundary wall with vertical timber  
fence over to form 1.8m high boundary

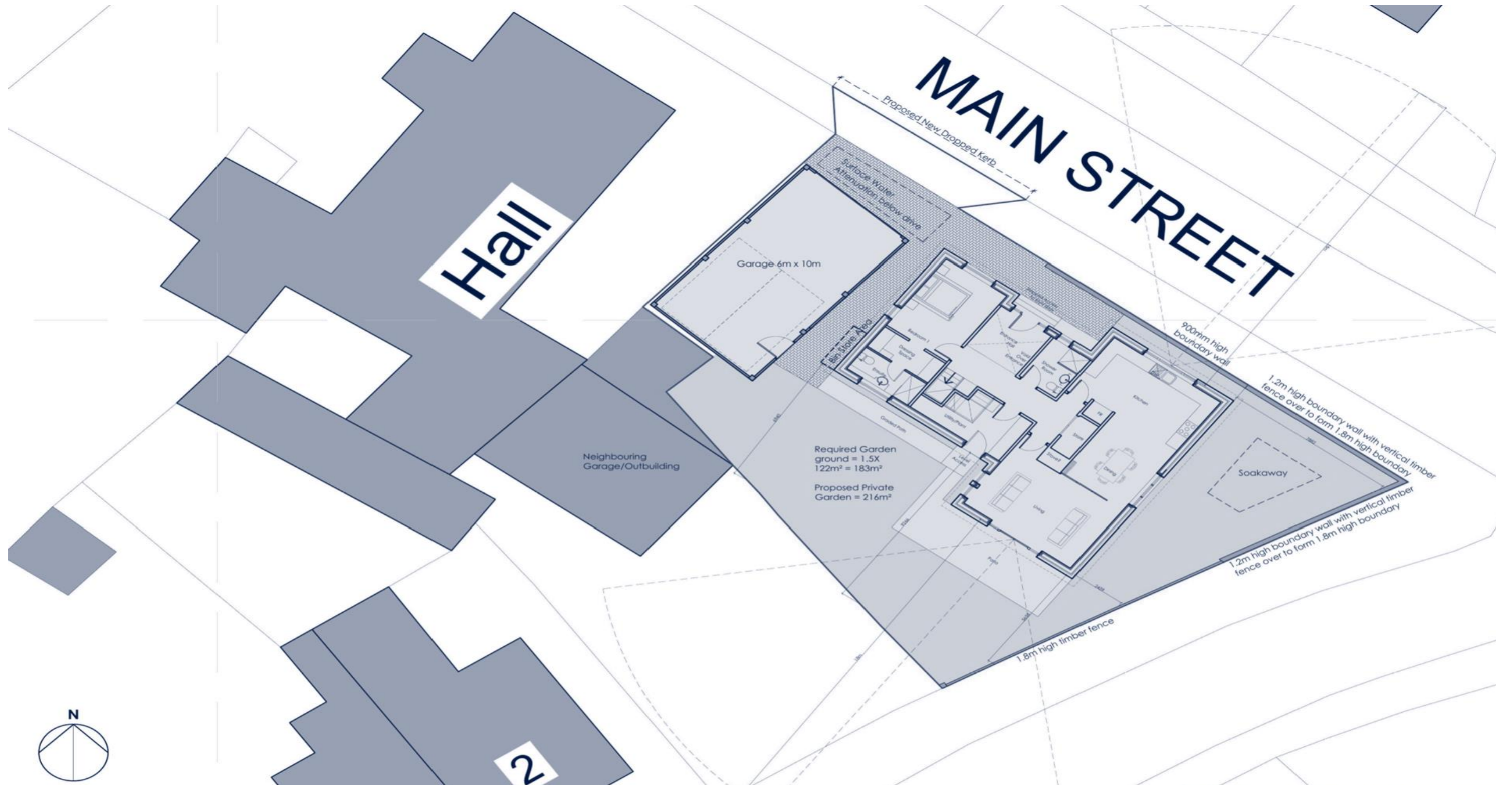
1.2m high boundary wall with vertical timber  
fence over to form 1.8m high boundary

1.8m high timber fence

Soakaway



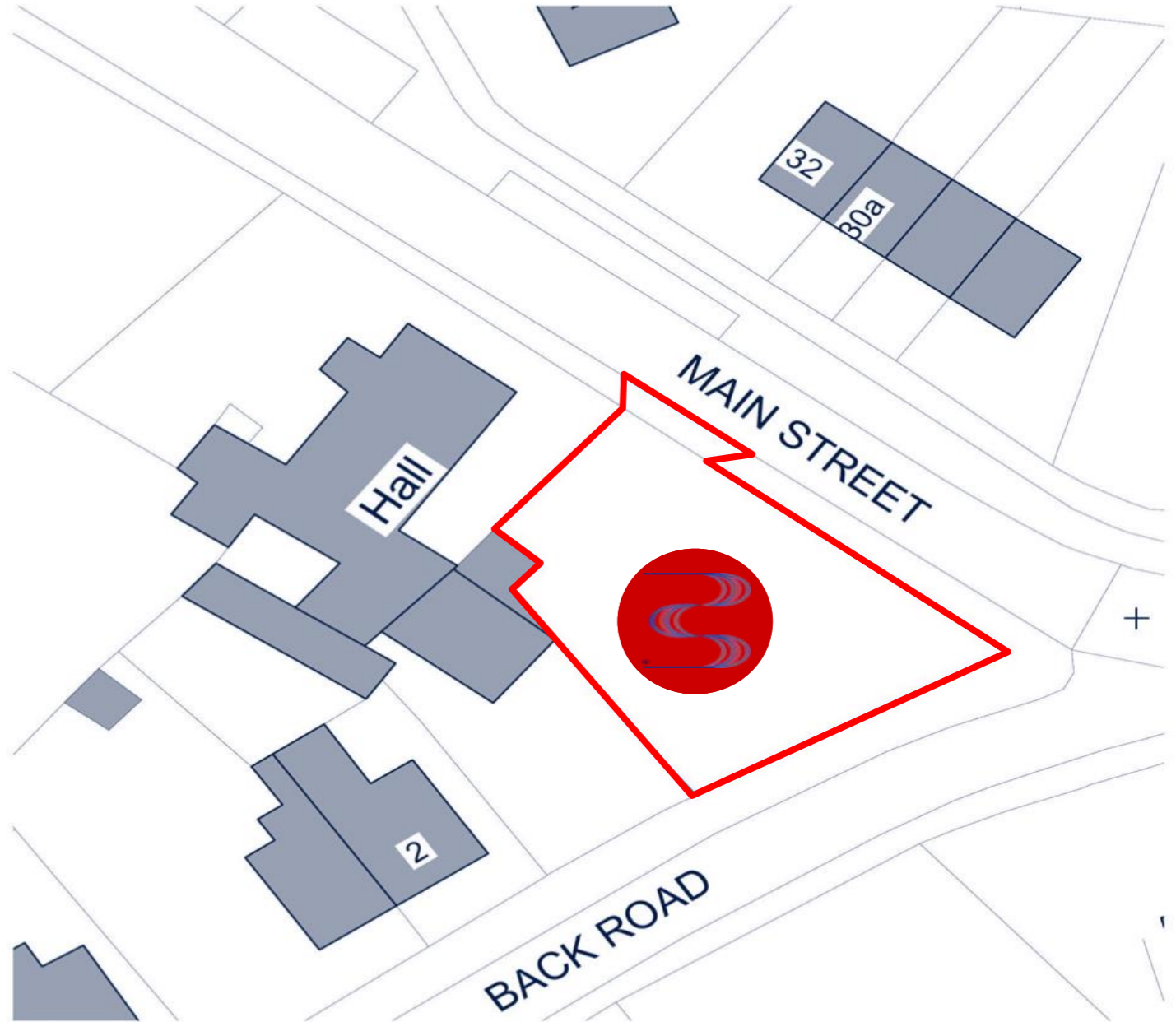
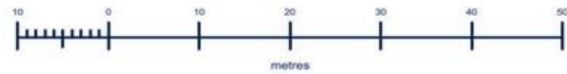
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1 Church

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**BLOCK PLAN**  
**1:500 @ A3**



## GENERAL REMARKS

### Services:

Water , Sewerage and Electricity are located at the plot. Service should be checked by the purchaser.

### Planing Reference Number:

20/00713/APP 33 Main Road Dailly, Girvan, KA26 9SA

### EER Rating:

EER: N/A

### Rateable Value:

The property has no rateable value.

### Council Tax:

The property is band C and the amount of council tax payable for 2022/2023 is £1,655.47  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill , Troon, KA10 6BQ  
Tel:01292 690940 or Email [troon@bruachproperty.com](mailto:troon@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.

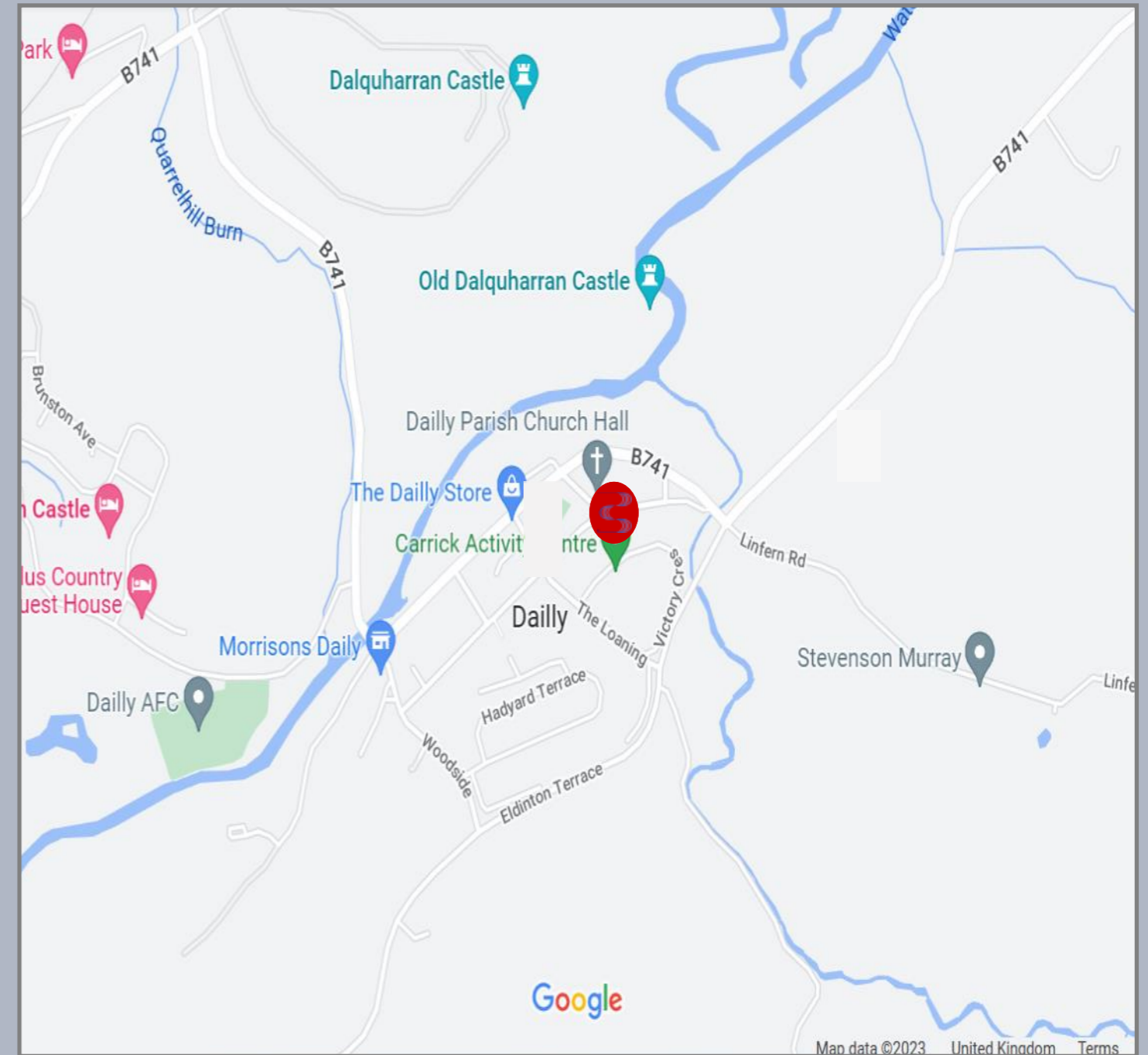
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

### 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





## 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.



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### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

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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.

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