





## 2a Burnfoot Plot | Lendalfoot

Bruach Property are delighted to bring to the market a good sized plot with spectacular sea views situated on Bennane Shore front. It is the perfect acquisition for those looking for an opportunity to build their dream home on the Ayrshire coastline with the beach only yards away. Planning in principle has been granted Ref. No: 23/00663/PPP for a dwelling house. Alternatively the plot could be used to house a mobile home. The plot has mains water, electricity and drainage is by way of septic tank. Viewing is highly recommended.

The plot is located in a superb area on which to relax and enjoy the sound of the sea crashing on the beach which is only a few meters away. The perfect place for socialising, wildlife watching, fishing, exercise, star-gazing, or al-fresco dining. A property that has to be viewed to be fully appreciated.

- Serviced Plot
- Planning in Principle
- Spectacular Sea Views
- Accessed by Private Road
- Beach Access Meters Away
- Girvan 7.7 Miles
- Glasgow 64 Miles
- Girvan Train Station 7.8 Miles

Left: Arial View of Plot Boundary











#### LOCATION:

Bennane Shore is located in Lendalfoot. Lendalfoot is a hamlet located at the foot of the Lendal Water with breath taking views across to Ireland, the Mull of Kintyre, Arran and of course the world famous Ailsa Craig. The village is on the curve of Lendalfoot Bay, which is an unspoiled mile long sandy beach. Girvan, the nearest town offers a wider range of shops, leisure centre, beach, harbour, golf course, secondary school and supermarket. With rail links to Glasgow and being within driving distance of Prestwick and Glasgow airports (36 and 73 miles respectively) the location allows for commuting to all major cities in the UK.





## GENERAL REMARKS

### Services:

The property has mains water, electricity and drainage is by septic tank.. Note: The services have not been checked by the selling agents.

### EER Rating:

N/A

### Council Tax:

South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan,KA26 9EU  
Tel:01465 715065 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.

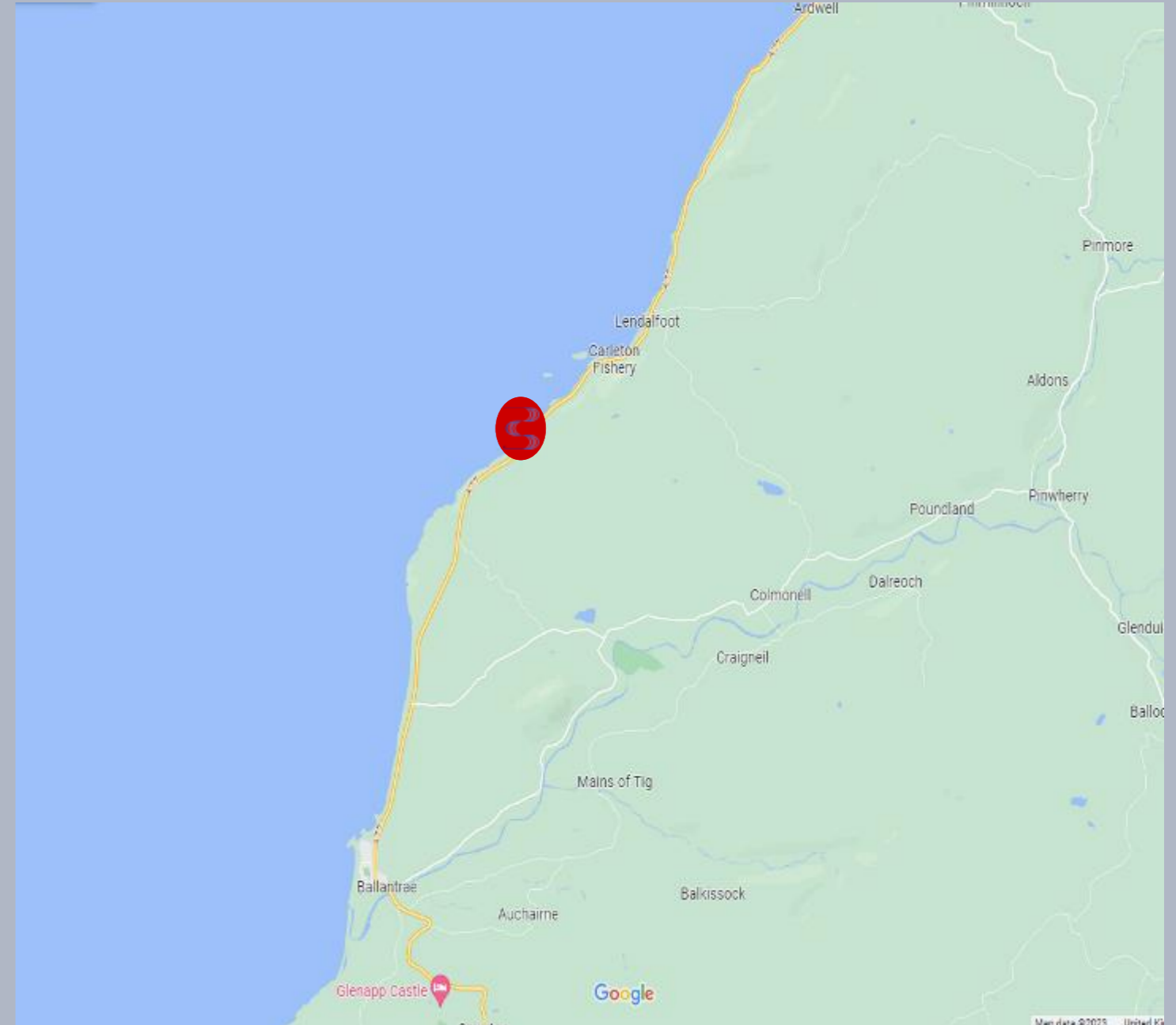
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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 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.

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

#### 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 viewing, inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in August 2023.