



MONTGREENAN
PROPERTY GROUP



Development Opportunity Dunree Farm
Ayr, KA6 6BA

Offers over £350,000



Development Opportunity

Аѳр, КА6 66А

Montgreenan Property Group are honoured to present to the market Dunree Farm, Dalrymple by Ayr. A Rare & Exciting Grand Designs Development Opportunity For Remarkable Residences.

Step into picturesque rolling Ayrshire countryside & unlock the extraordinary potential of Dunree Farm. An idyllic rural development opportunity with full planning consent to transform this charming farmyard courtyard into a bespoke collection of five unique dwellings.

Nestled in rolling fields on the fringe of Dalrymple, only 6 miles from the seaside market town of Ayr, this remarkable site offers five exciting opportunities. The chance to convert a vast traditional barn which is the perfect canvas for a spectacular 'Grand Designs'-style dream home. Three additional period steadings all granted full planning permission for conversion into beautiful modern homes. Plus, one plot granted planning in principle to built a brand new detached home.

Imagine waking up each day to sweeping far-reaching views across unspoilt farmland, where countryside peace meets creative ambition. For the discerning property developer, visionary self-builder or family of dreamers, Dunree Farm promises an inspiring blank slate in one of Ayrshire's most picturesque rural settings.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of





world renowned golf courses including Royal Troon, Prestwick & Turnberry. The racecourse at Ayr is host to the Scottish Grand National & there are excellent yachting facilities available.

With offers invited in the region of £400,000. this is your invitation to breathe new life into a classic Ayrshire farm steading crafting contemporary country living with timeless charm.

Opportunities like this are few & far between. Secure your slice of rural potential today.

Contact Montgreenan Property Group to explore the possibilities & walk the site for yourself. Your next extraordinary project begins here.

*** Planning & further information available upon request.







Notes:

South Ayrshire Council
Planning Service

Application Ref: 2018/0001 (Proposed Planning Permission) 18/01/2018 (as amended) in accordance with the provisions of the Town and Country Planning (Scotland) Act 1972 (as amended) and subject to any conditions and obligations set out in the relevant planning permission.

Project Name	18/01/2018
Project Ref	18/01/2018
Project Status	18/01/2018
Project Type	18/01/2018
Project Location	18/01/2018
Project Contact	18/01/2018
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Project Date	18/01/2018

Client: Stairhill Development Ltd

Address: Stairhill Farm, Broomfield, Ayr, Ayrshire, G8 4JA

Project: Proposed 1st Construction

Site: Stairhill Farm, Broomfield, Ayr, Ayrshire, G8 4JA

Title: 20 Vacancies

SWR100: 0810 PP 1.04

Block: 10

Area: 0.15

A: 10



Stairhill
DEVELOPMENT LTD

AS
ARCHITECTS

Stairhill Development Ltd
01793 520000



Floor Plan

Notes:
 Development to comply with "The town and country planning (General Permitted development and use classes) (Scotland) Amendment order 2020 (Come into force 01/04/2021)
 New Class 1B & 1B C
Finishes:
 Existing Structure to remain as is.
 Black Corrugated tin cladding to upper walls and roof
 Black UPVC Windows and Doors
 Black UPVC Rain water goods
 Sandstone wall to match neighbouring buildings
 Vertical timber cladding as shown
 Floor area = 137.12m²

Revison Schedule

NO.	DATE	DESCRIPTION
1		ISSUED FOR TENDER
2		ISSUED FOR PERMITS
3		ISSUED FOR CONSTRUCTION

Client: Stairhill Developments Ltd
 Address: Dunree Farm, Dalrymple
 Project: Proposed Shed Conversion
 Site: Dunree Farm, Dalrymple, K16 6BA
 Title: Floor Plans
 DWG NO: PP 01
 Scale: As indicated
 Date: 08/06/22
 Author: A. Muir

Ground Floor Level
1:50

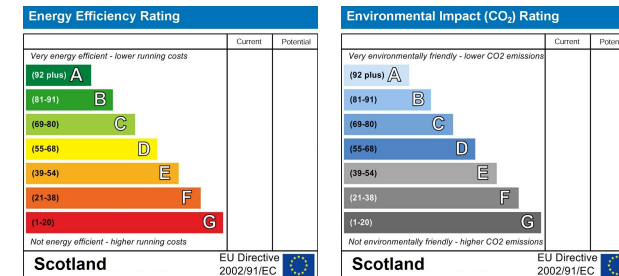
First Floor Level
1:50

Stairhill ARCHITECTURE LTD
 IAS
 Scottish Planning Authority

Area Map



Energy Efficiency Graph



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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