



**BRUACH**  
PROPERTY

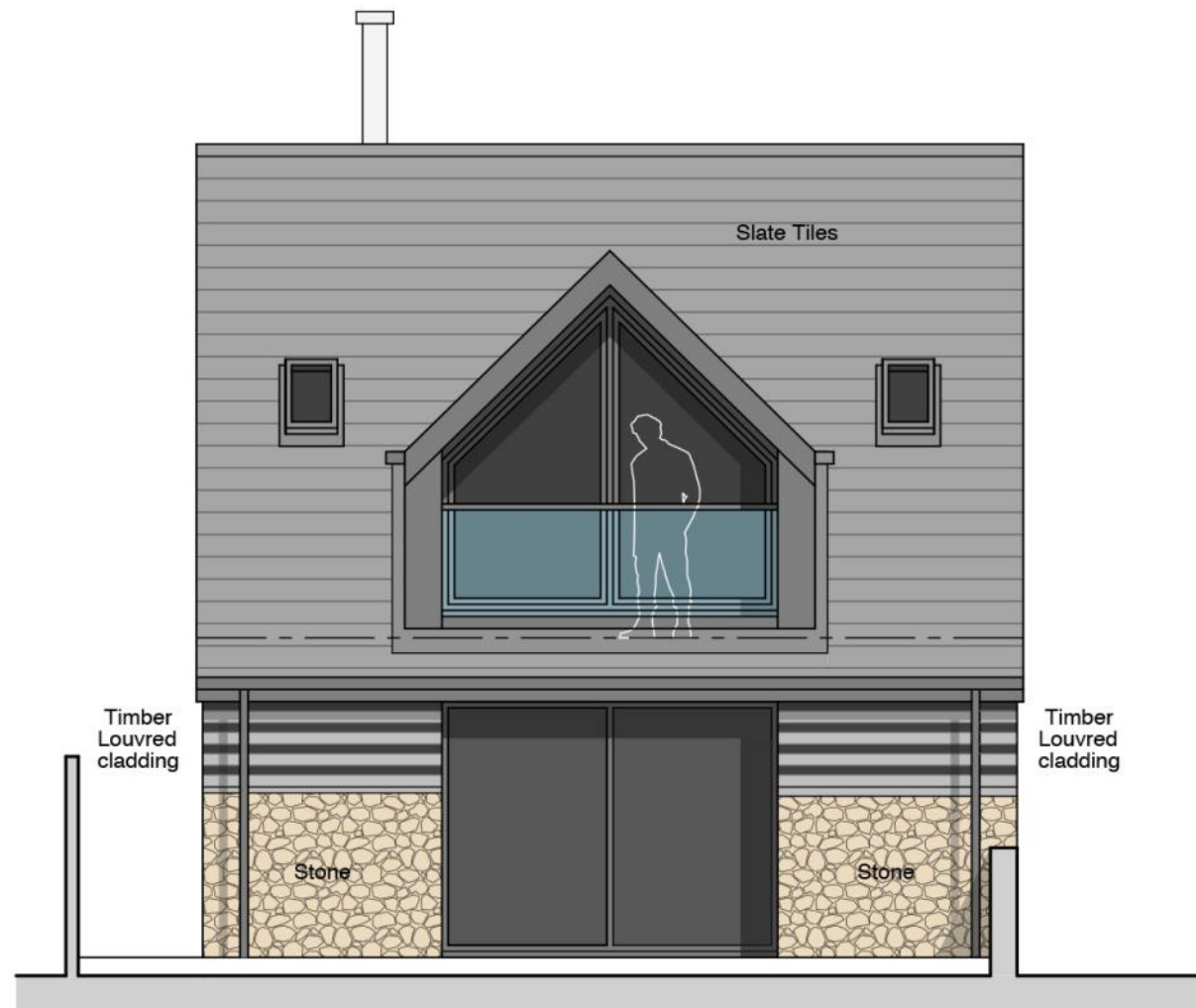
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**PLOT 30A | WELLBECK CRESCENT | TROON**

**OFFERS OVER: £120,000**

# Plot 30A, Wellbeck Crescent,

Bruach Property are delighted to present to the market Plot 30A, Wellbeck Crescent, Troon, a rare opportunity to acquire a well proportioned rectangular development plot situated in a central and highly sought-after location in Troon. Positioned to the rear of 27 Braden Road, the site is currently used as a garden ground and benefits from a gated entrance off Wellbeck Crescent, offering both privacy and convenience. The plot has full planning consent (granted on 10th October 2023) for the construction of a one-bedroom detached dwelling house, perfect for those seeking a bespoke self-build project or an investment opportunity.



## Planning Permission

- Planning Reference: 23/00575/APP
- Planning Approved: 10 October 2023
- Full plans and consent documents available on request from the selling agents.

## Proposed Accommodation

### **Ground Floor:**

- Spacious open plan kitchen/dining area
- Comfortable lounge
- Utility room
- W.C.

### **First Floor:**

- Large double bedroom with en-suite bathroom
- Sliding glass doors to a Juliet balcony, creating a bright and airy space

### **External Features:**

- South-facing courtyard to the front, ideal for outdoor seating
- Private off-street parking space for one car
- Side access to the rear garden
- Paved area at rear with space for a lawn

### **Additional Information:**

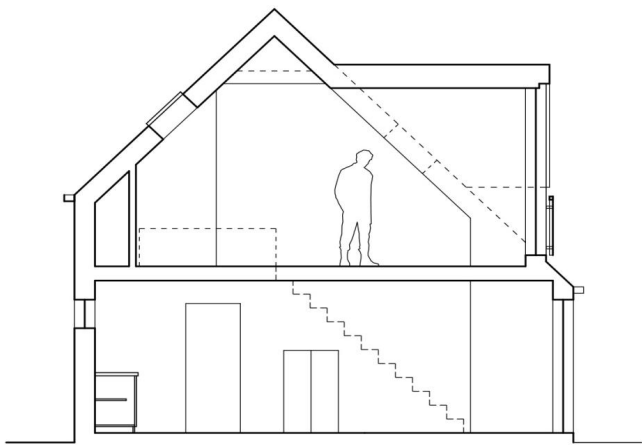
Services are available nearby.

For further details regarding planning, please contact South Ayrshire Council Planning Department on 01292 611107.

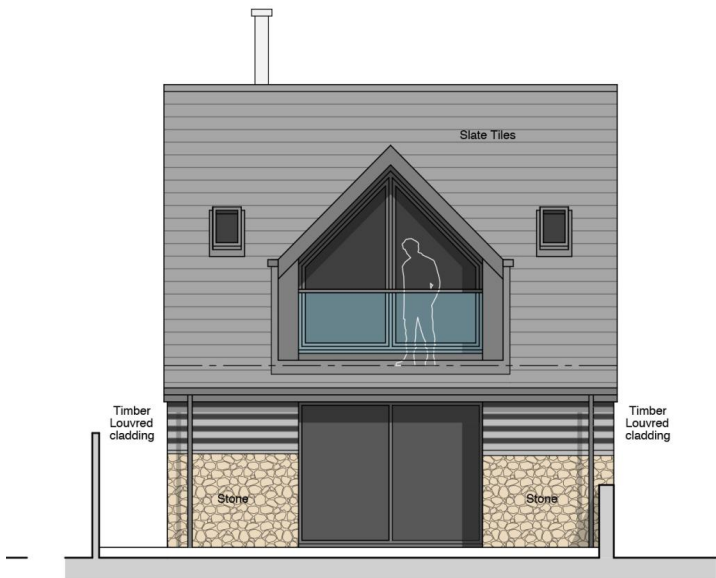
This is a fantastic opportunity to develop a contemporary home in a desirable location just minutes from Troon town centre, local amenities, and the seafront. Early enquiries are highly recommended.

Troon is a highly desirable coastal town offering a wide range of amenities, including supermarkets, restaurants, hotels, professional services, and excellent recreational facilities. The town is famed for its golf, being home to eight courses, including the prestigious Royal Troon, host of The Open Championship. With two beautiful beaches, a yacht marina, and opportunities for sailing, windsurfing, and kite surfing, Troon offers an exceptional lifestyle for outdoor enthusiasts. Scenic coastal walks, cycle routes, and play parks are all within easy reach.

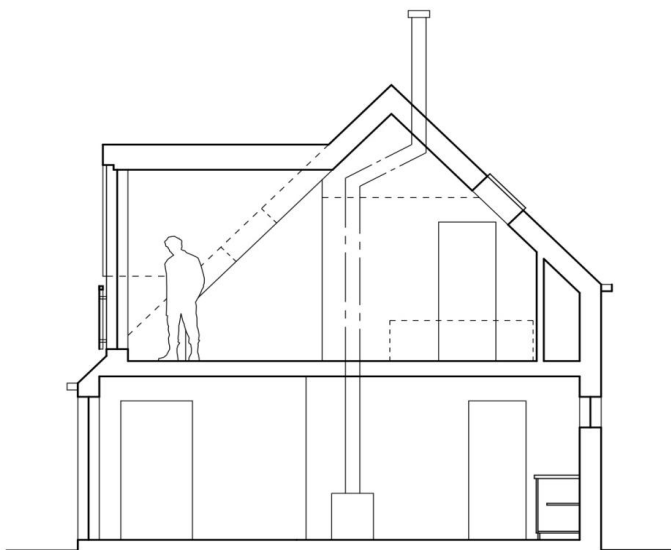
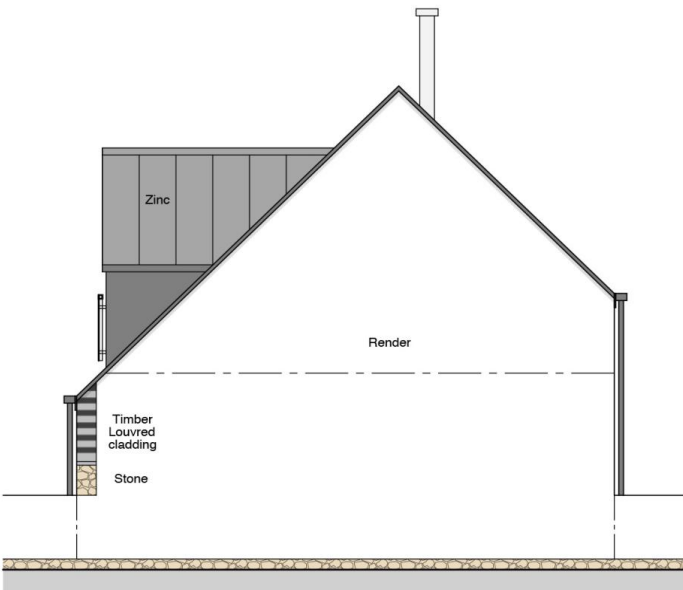
Below: Elevations



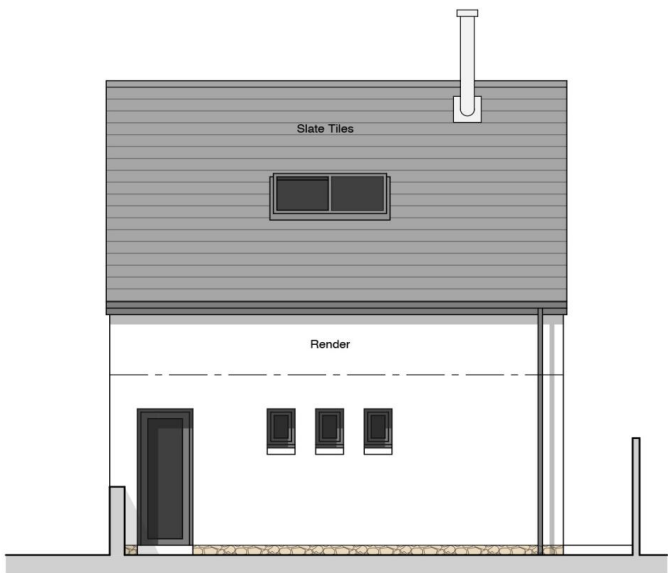
Section A-A



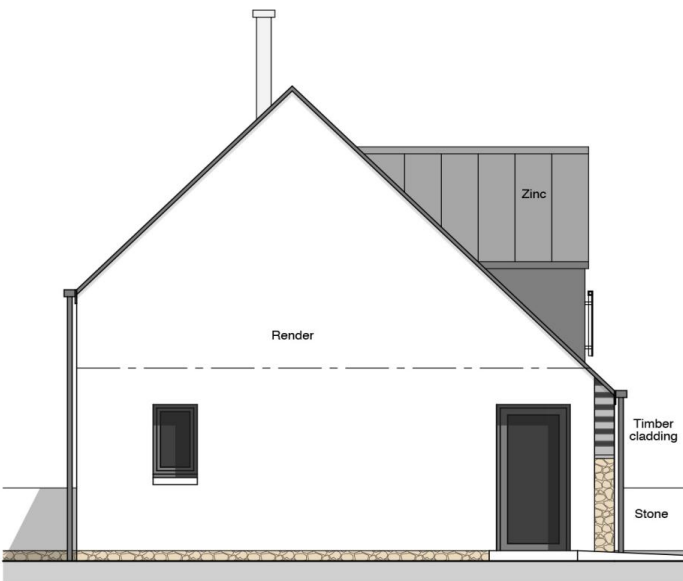
South Elevation



Section B-B



North Elevation



West Elevation

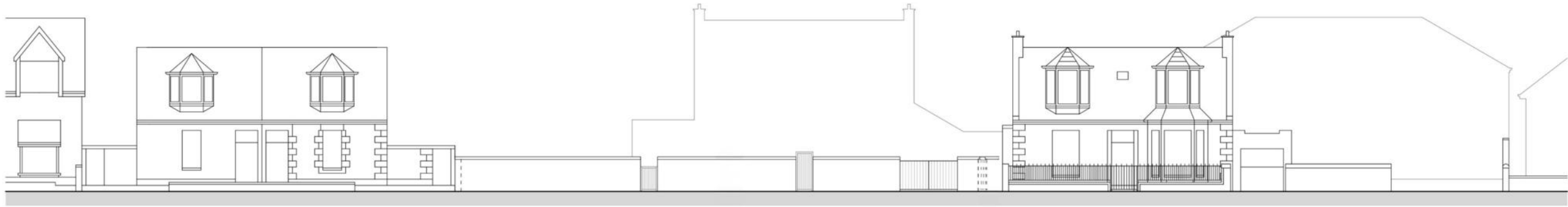
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser







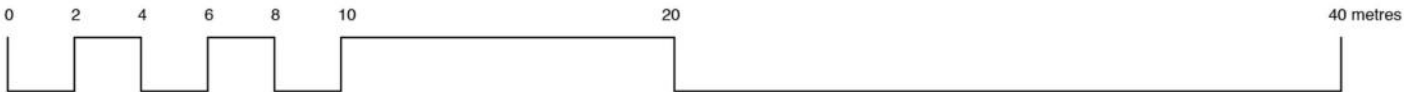
Below: Street Elevations



Street Elevation as Existing (Wellbeck Crescent)



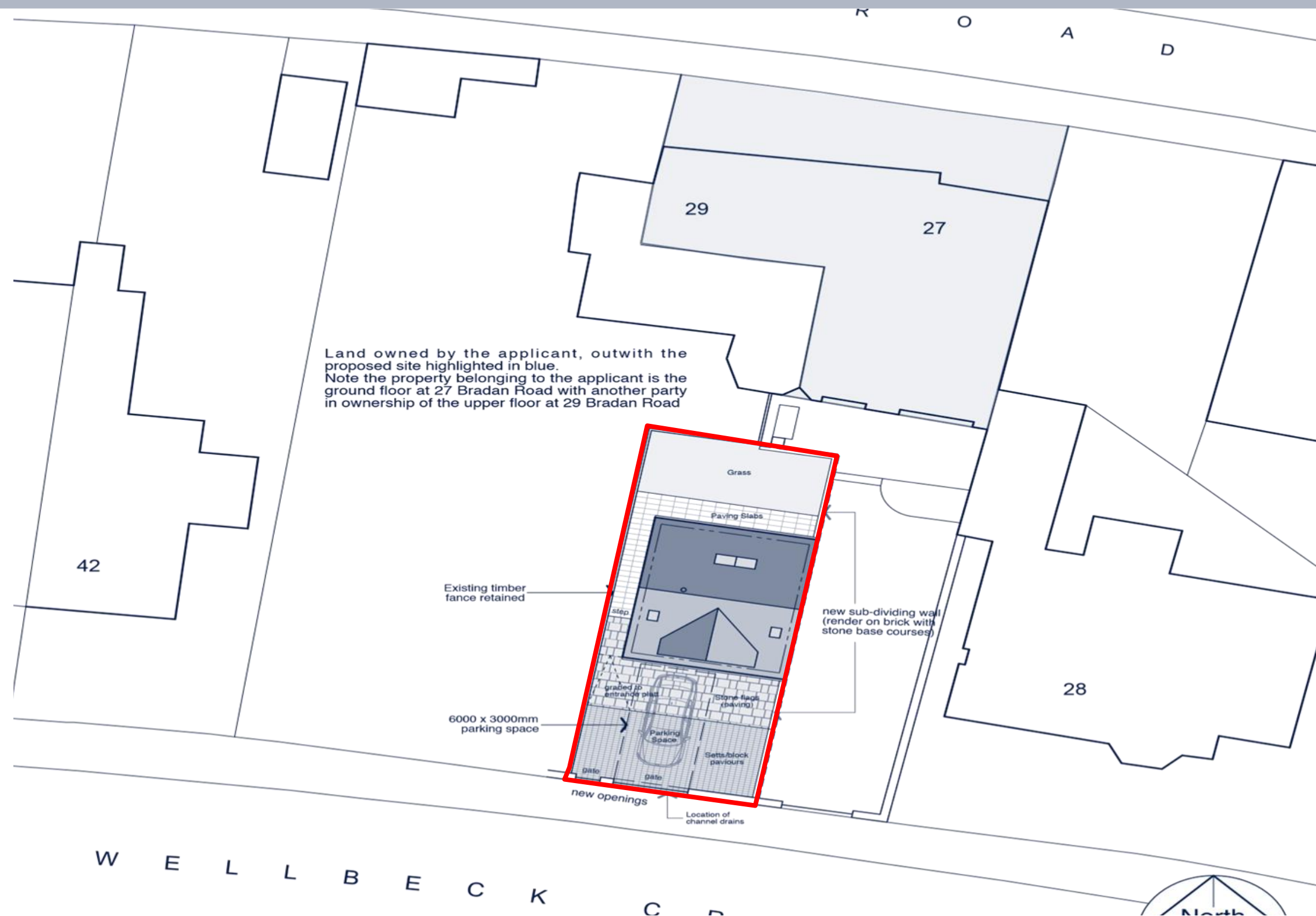
Street Elevation as Proposed (Wellbeck Crescent)



Scale

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Below: Location Plan

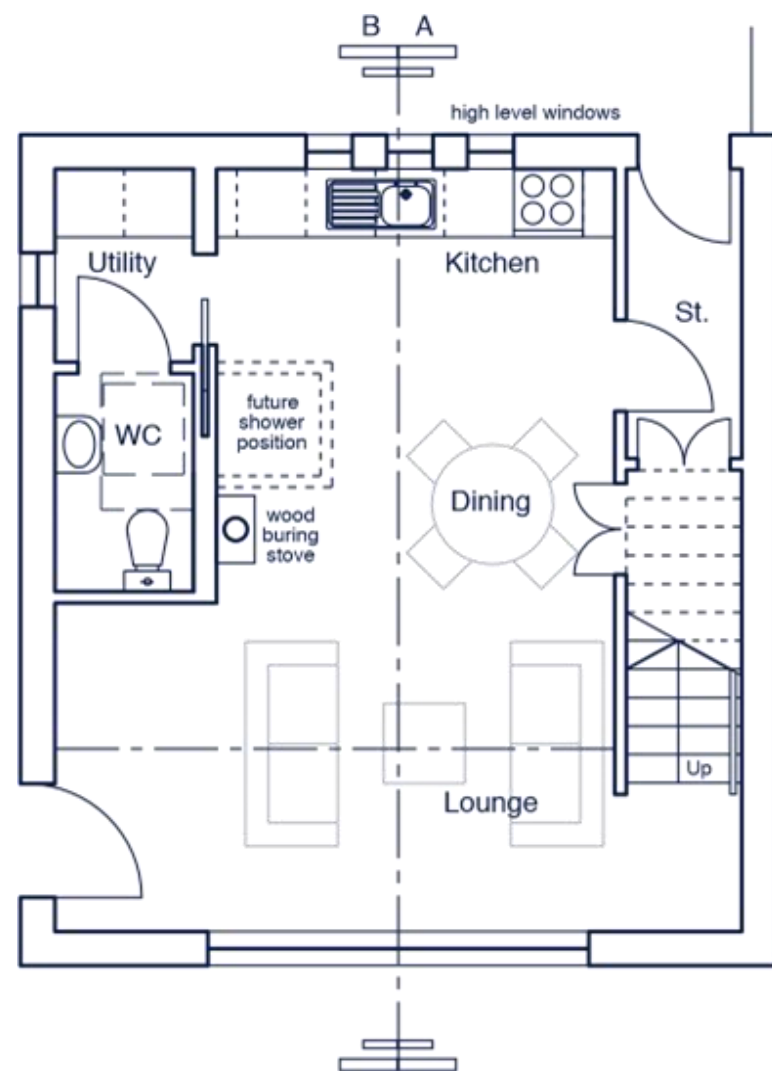




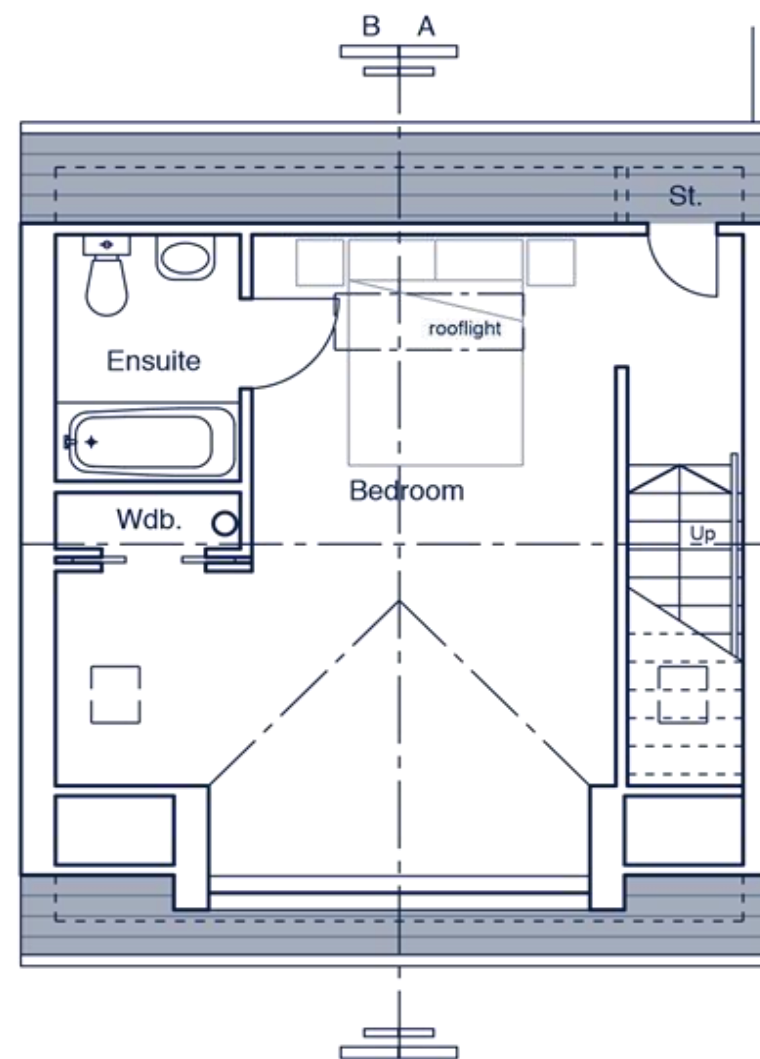
Below: Aerial View







**GROUND FLOOR**



**FIRST FLOOR**

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**GENERAL REMARKS**

**Services:**  
Please note this is no serviced plot.

**Planning Application:**  
Planning Reference: 23/00575/APP

**Viewing:**  
Strictly by appointment with Bruach Property Ltd ,1 Templehill, Troon, Ayrshire, KA10 6BQ  
Tel:01292 690940 or Email: troon@bruachproperty.com

**Possession:**  
Vacant possession and entry will be given on completion.

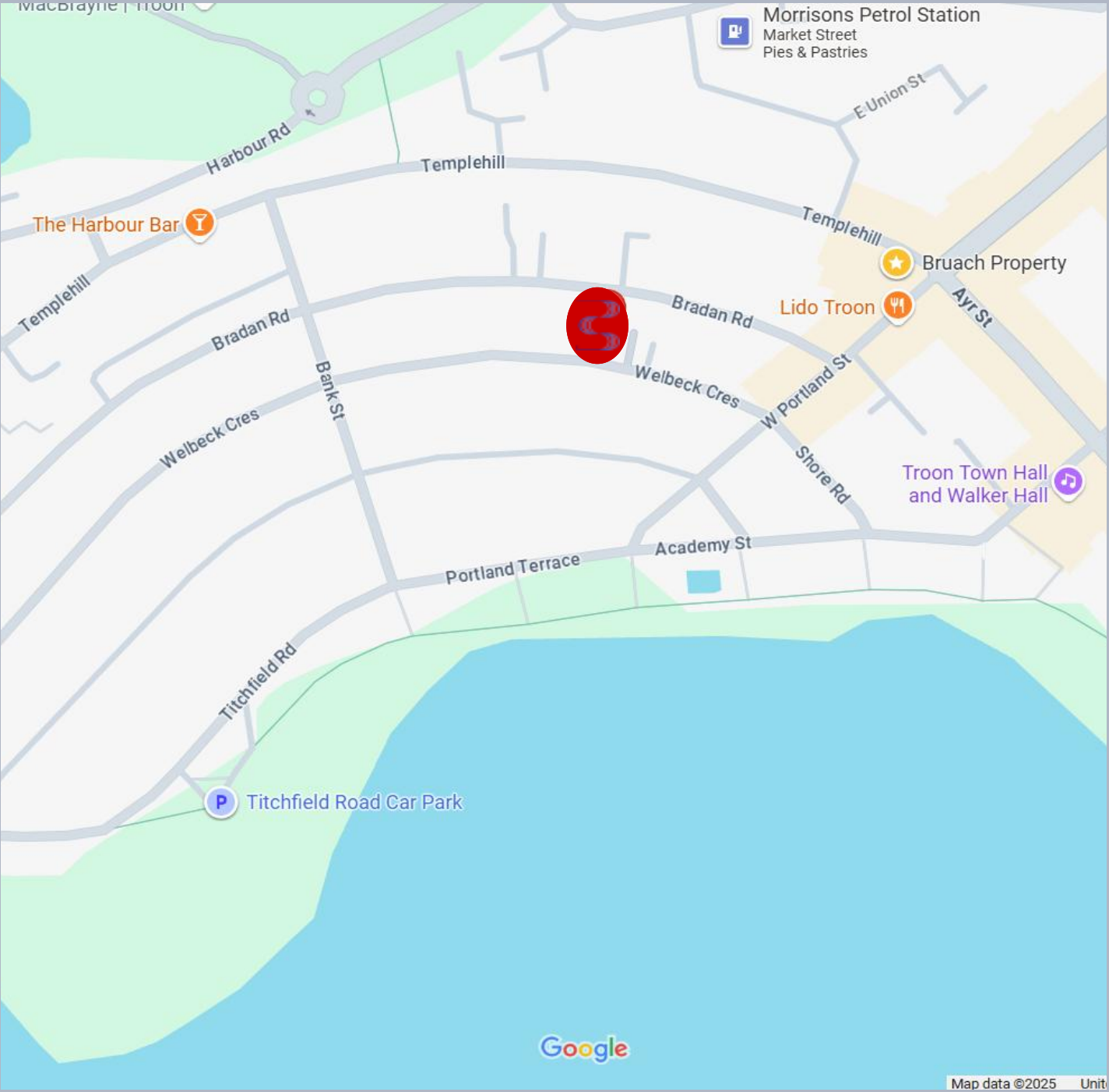
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal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



Below: Barassie Beach







## 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: 01465 715 065 | 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 inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in July 2025