

PEACOCKBANK BUILDING PLOTS
STEWARTON, KILMARNOCK, EAST AYRSHIRE

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A superb opportunity to build three detached houses in a lovely rural location.

Stewarton 0.5 mile ■ Ayr 21 miles ■ Glasgow 23 miles

About 0.78 acres

As a Whole Offers Over £250,000

- Peaceful position with lovely countryside views.
- Planning Permission in Principle for three one and a half storey new build houses.
- Services available close by.
- Service connection available close by.

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



SITUATION

The building plots at Peacockbank are situated in open countryside about 0.5 mile south of the popular town of Stewarton. Stewarton is well serviced by a good variety of local butchers, delicatessen, coffee shops, beauty salons and sports centre, and enjoys a thriving community. Primary and secondary schooling is available. The immediate area is further well served by numerous sporting facilities including a superb golf course at Rowallan Castle Estate and Morris Equestrian Centre (3.5 miles), whilst providing easy access to Glasgow with the M77 network. A wider variety of high street shops are available in Kilmarnock (4 miles) or Silverburn Shopping Centre (16 miles). There is a regular rail service to Glasgow Central from Stewarton and Glasgow Airport is 16 miles. There are numerous walks around the Stewarton area including a lovely circular walk following the Annick Water and Lainshaw Woods Estate.

DESCRIPTION

Planning Permission in Principle was granted on the 17th July 2014 providing an excellent development opportunity comprising 3 building plots in a delightful rural setting. Planning has been enacted and is still current. The proposed design is to create three new build 1.5 storey houses on a site of approximately 0.78 acres. Within the planning it is proposed that each of the houses will have generous gardens and bloc paving drive with parking area. A natural slate roof with drydash render finish has been proposed for the build.

Planning Reference: 14/0604/PP.

A copy of the planning consent and plans are available on request from the Selling Agents.

ACCOMMODATION AS PROPOSED

4 bedrooms (3 en suite), breakfasting kitchen, living room, dining room, study, utility room, family bathroom, w.c., integral double garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Broadband	Mobile Signal
Available close by	Available close by	New soakaway	Freehold	None on site presently	Yes

The title to be granted to the Purchaser shall reserve servitude rights in favour of the Seller's retained property, in respect of all present and future service media and access located on the Property, to enable that retained property to connect into and use such service media and access, subject to standard conditions in respect of making good any damage caused on the Property and maintenance according to use.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

Exit the A77 at Fenwick/Stewarton and follow the road towards Stewarton. Turn left at the bottom of the hill onto the B778 and travel out of the town and the building plots are then on your right hand side after about 0.30 miles.

POST CODE

KA3 5JG



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/leap.upstairs.cROUTONS>

SOLICITORS

Dales Solicitors, 18 Wallace Street, Galston, KA4 8HP

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU

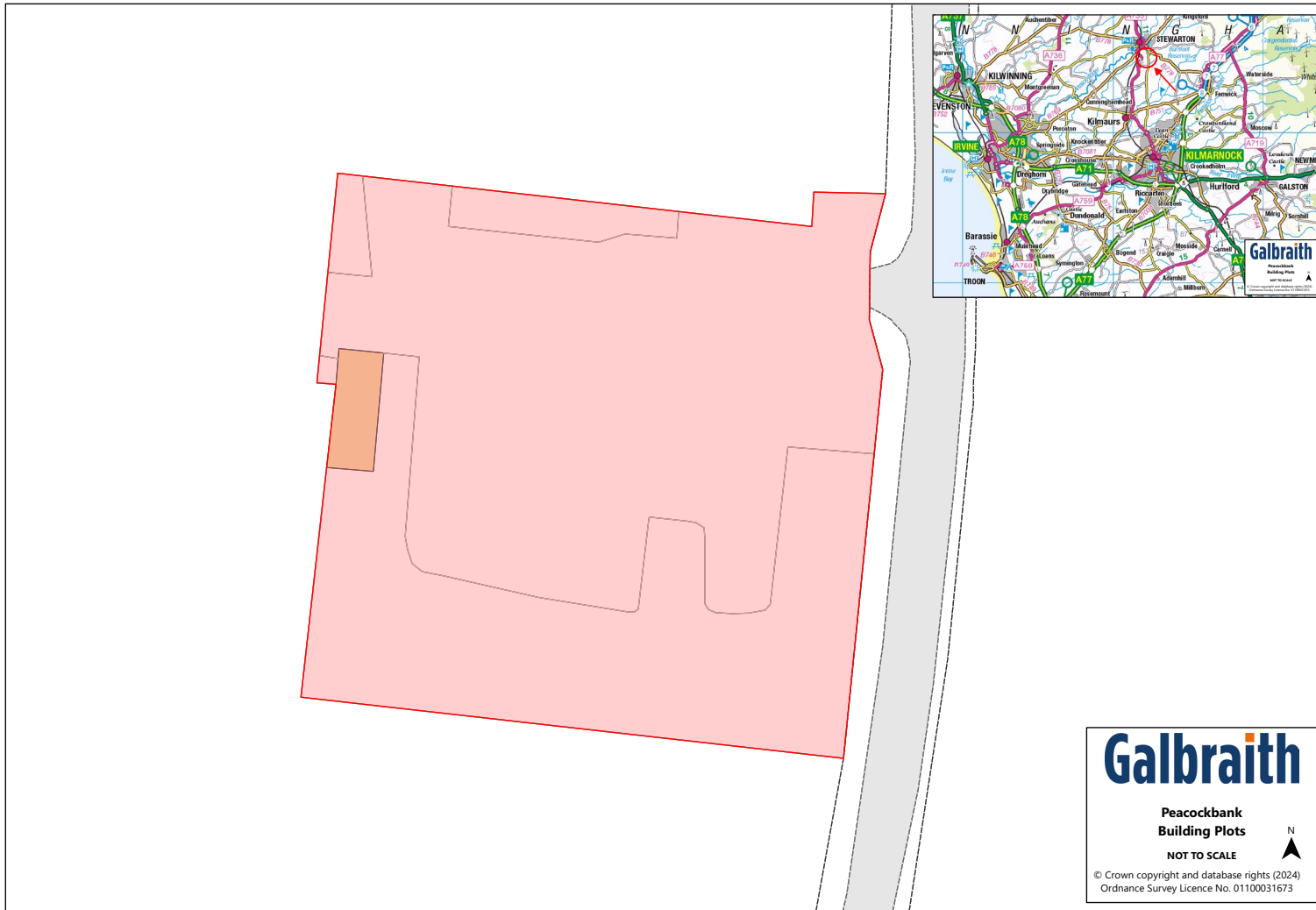
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024