



House Plot at Jelliston, Ayr



A beautifully located land plot outside Ayr with **full residential planning consent** for a detached house.

Summary

- Approved detailed planning for a large detached dwelling and garage
- The site sits overlooking Martnaham Loch and includes loch frontage
- Overall plot extending to approximately 2.02 acres (0.82 ha)

Situation

The land at Jelliston lies a mere 10 minute drive Southeast of Ayr, in an idyllic location on the outskirts of Coylton with stunning views over Martnaham Loch. Ayr is a town located on the southwest coast of Scotland, situated on the Firth of Clyde, Ayr is approximately 37 miles southwest of Glasgow.

The town centre of Ayr is vibrant and bustling, with a mix of modern amenities and historic buildings. High Street and Sandgate are the main shopping areas, where visitors can find a range of retail outlets, boutiques, and markets. The town also has several parks and green spaces, such as Belleisle Park and Rozelle Park, offering tranquil spots for relaxation and outdoor activities.

This position allows for peaceful rural living within a short distance to a busy high street and commutable to Glasgow city centre by car or public transport.



CGI of proposed dwelling



Building Plot



Entrance gate to plot



Aerial overview

Description

This is a rare development opportunity to acquire a fully consented site with waterside access. The land plot is currently a part of the Jellistion Estate which includes a farm house and separate dwelling exist within the curtilage of the land. Planning permission was achieved for a detached dwelling in March 2022. The plot extends to approximately 2.02 hectares (0.82 ha).

On entrance to the settlement from the B742, the proposed property will be situated down a private drive, the new plot benefits with direct Loch views over its own land. The planning application was granted in 2022 for the creation of a new dwelling and a garage. The house has been laid out to provide flexible open-plan family living space over two floors with views of the water being the focal point throughout with clever use of glass frontage and balconys. The dwelling will also benefit from parking for several cars along with triple garage. The proposed internal accommodation is arranged over two stories will total 449 sq m (4833 sq ft).

Services

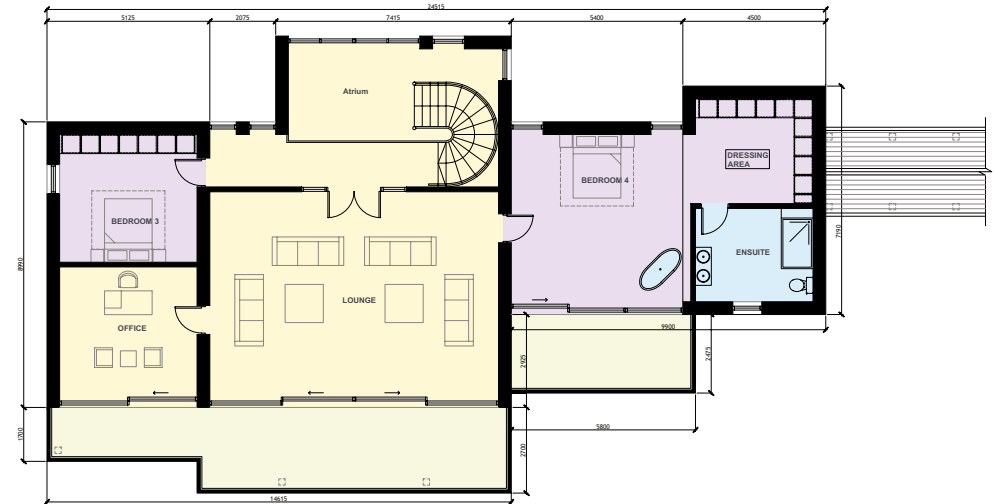
Utilities including mains water, a new 3 phase electricity supply to the site and high speed fibre telecoms are available. A septic tank will be require to be installed. All purchasers will need to ensure utility provisions will meet their requirements.



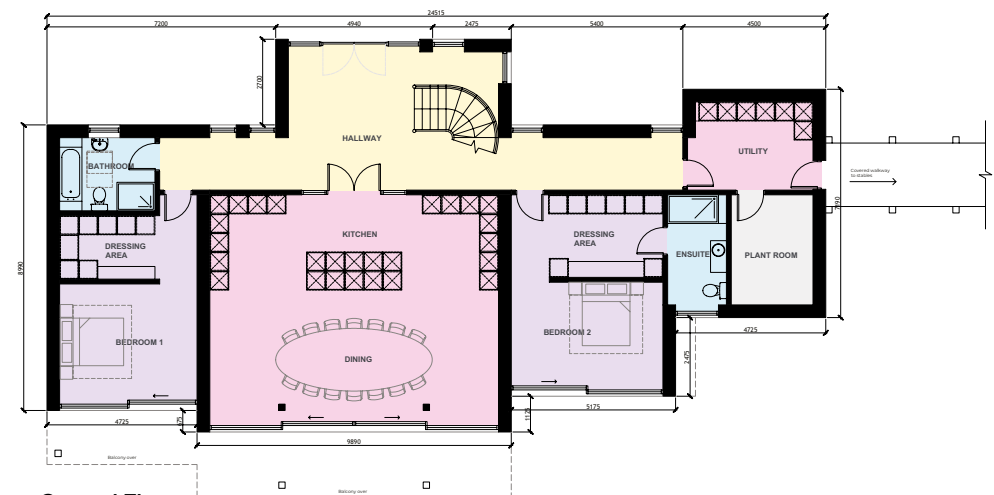
Proposed Floor plan

Approximate Gross Internal Floor Area
449 sq m (4833 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor

Boundary

The site boundaries and proposed vehicular access are shown on the site plan and images.

Planning Consent

Planning Reference: 21/00705/APP

Proposal: Erection of dwellinghouse and garage

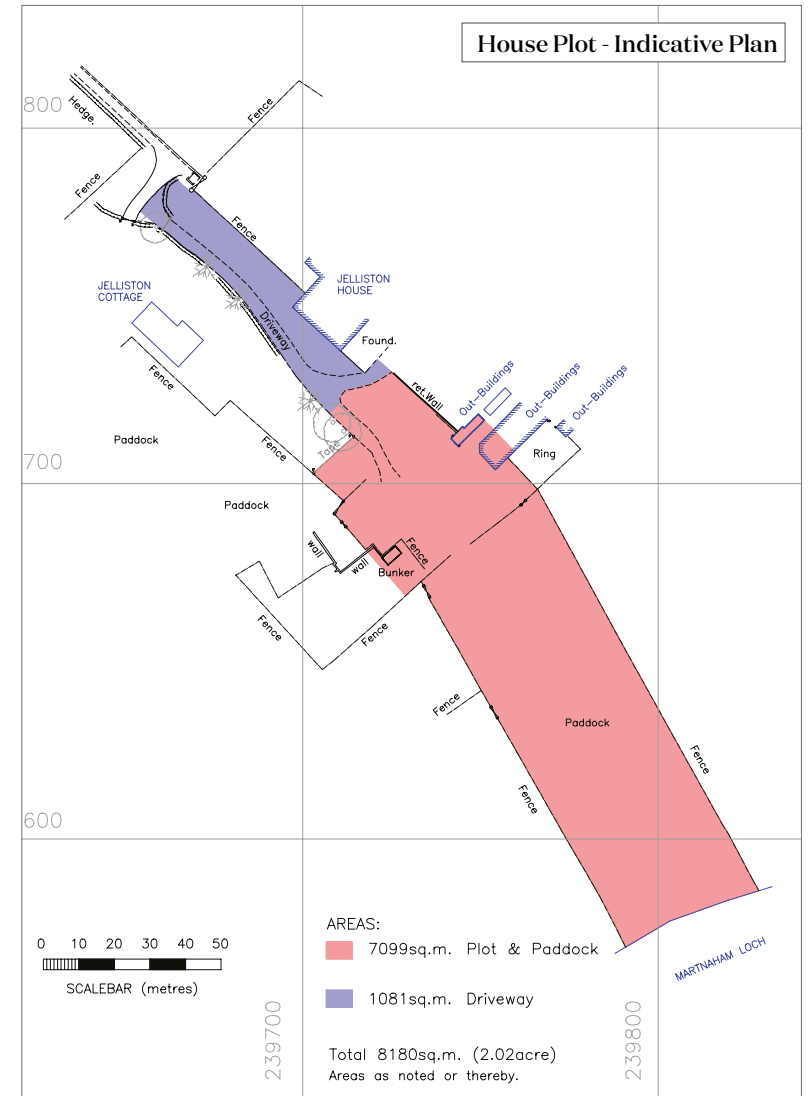
Status: Application granted

Date: 26th July 2022

For further information regarding the planning permission, please contact South Ayrshire Council on 0300 123 0900 or <https://www.south-ayrshire.gov.uk/planning/>

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated July 2023.

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