



**LAND AT CRAIGENGOWER FIELD**  
STRAITON, AYRSHIRE, KA19 7NQ  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY**



# LAND AT CRAIGENGOWER FIELD, STRAITON, AYRSHIRE, KA19 7NQ

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

A rare development opportunity in a popular conservation village.

- Approximately 2.24 acres (0.90 hectares)
- Land located within the Straiton Settlement Boundary
- Land zoned for residential use
- Full rights of access available

**Galbraith**

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 **OnTheMarket**





## LOCATION

The land at Craigenpower Field extends to approximately 0.90 hectares (2.24 acres) and is located on the north eastern edge of the popular conservation village of Straiton. The village occupies an attractive position in rolling farmland and pasture and lies approximately 7 miles east of Maybole and some 14 miles south east of Ayr. Straiton enjoys a range of amenities including a primary school, village shop, a café and pub. Further amenities are located in Maybole including a range of shops, a secondary school and railway station. Ayr is about 14 miles to the north and has a wider range of facilities including, supermarkets, secondary schooling and national retailers.

## DESCRIPTION

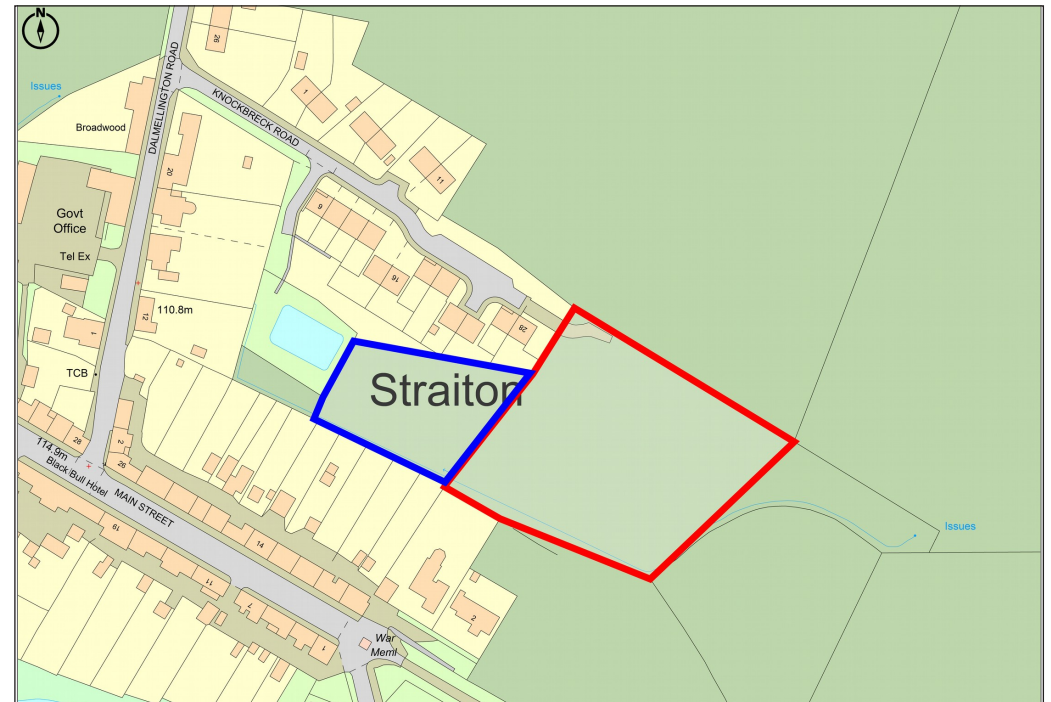
The site is generally level and bounded to the north and south by agricultural land with residential properties immediately to the west. The site is accessed via Knockbreck Road which lies to the north-west. There are a number of mature trees on the eastern boundary providing amenity and screening from the property to the east.

A mains supply of water and electricity is located in Knockbreck Road to the north-west. There is no mains drainage in Straiton and any development will require be served by a private system. There is a small water course/drain to the south west which could facilitate a connection for surface water drainage.

## PLANNING

The site is located in the South Ayrshire Local Development Plan area and is located out-with the Straiton conservation area and is currently zoned for Residential Use under ref: STR1 with an indicative capacity for 12 units. The land to the west outlined in blue on the sale plan is not currently allocated in the local plan and is included in the sale as it may be used as a SUDS area, open space provision and potentially for addition residential units.

Any further planning enquiries can be directed to South Ayrshire Council: 0300 123 0900.





### TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of mains infrastructure and a site plan are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room – please contact Galbraith for access.

### METHOD OF SALE

Our clients are seeking offers in excess of £360,000 for their freehold interest in the land, with an expectation the offers will be conditional on obtaining planning permission.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

In the event additional unit numbers are achieved through planning in the “blue” area, an overage based on an agreed rate per plot will be due to the seller.

### 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.

To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers’ solicitors as true copies along with written confirmation from the purchasers’ solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

### LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

### VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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### SOLICITORS

Frazer Coogans  
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### 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, together with proof of funding and Identification. 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. Photographs taken in September 2022. 8. Particulars prepared October 2022.

