

**PLOT AT THREAVE**  
CROSSHILL, MAYBOLE, SOUTH AYRSHIRE



# PLOT AT THREAVE, CROSSHILL, MAYBOLE, SOUTH AYRSHIRE

An opportunity to build a superb detached house in a beautiful rural location.

Maybole 4 miles ■ Ayr 11 miles ■ Glasgow 46 miles

About 0.24 acres

**Offers Over £95,000**

- Planning permission in principle for a single dwelling house.
- Peaceful position with lovely countryside views.
- Services available.
- Further land available by separate negotiation.

**Galbraith**

Ayr  
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 **OnTheMarket**





### SITUATION

The plot at Threave benefits from superb open views set in a lovely peaceful location amidst a backdrop of rolling South Ayrshire countryside, situated about one mile from the attractive village of Crosshill.

Crosshill has an excellent local primary school as well as local facilities and Post Office. Maybole is about 4 miles distant with a railway station, supermarket and secondary school. There are regular train services to Glasgow and beyond. Ayr, the county town, offers a wide range of amenities and facilities including a private co-educational school. Prestwick Airport is about 19 miles away and has regular scheduled international flights. South Ayrshire is renowned for its beautiful upland scenery. There are many golf courses locally including Turnberry (11 miles) and Maybole. The racecourse at Ayr holds regular fixtures. Excellent yachting facilities can be found at the marinas in Troon, Ardrossan and Largs. The surrounding area has a network of country roads for cycling and hacking. Culzean Country Castle and Park is one of Ayrshire's famous ancient castles to visit (9 miles) and the Sustrans National Cycle Route 7 is close by. To the south, the Galloway Hills provide much opportunity for hill walking and other outdoor pursuits.

### DESCRIPTION

The plot at Threave is an excellent development opportunity comprising a single building plot sitting in a delightful rural setting. The site benefits from planning in principle to create a residential house on a site of approximately 0.24 acres.

Planning Permission in principle was granted on 8 March 2023. Planning Reference: 22/00883/PPP. A copy of the planning consent and plans are available on request from the Selling Agents.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Broadband	Mobile Signal
Available on site	Available on site	Septic tank with soakaway	Freehold	None on site presently	Yes

### FLOOD RISK

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

### RIGHT OF ACCESS

There is a Right of Access over the drive to the building plot.

### DIRECTIONS

From Ayr take the A77 towards Minishant. At Minishant turn left on the B7045 Straiton Road. Proceed through Kirkmichael, passing the primary school on your left. Take the next right and follow the road over the Water of Girvan and proceed for about 0.7 miles and turn right. Threave Farm is then on your left hand side and the building plot is reached up the private drive between Threave Farm and Orchard Cottage and will be on your right hand side. Postcode: KA19 7QA

### WHAT3WORDS

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

### SOLICITORS

Frazer Coogans, 46 Dalblair Road, Ayr KA7 1UQ

### LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR

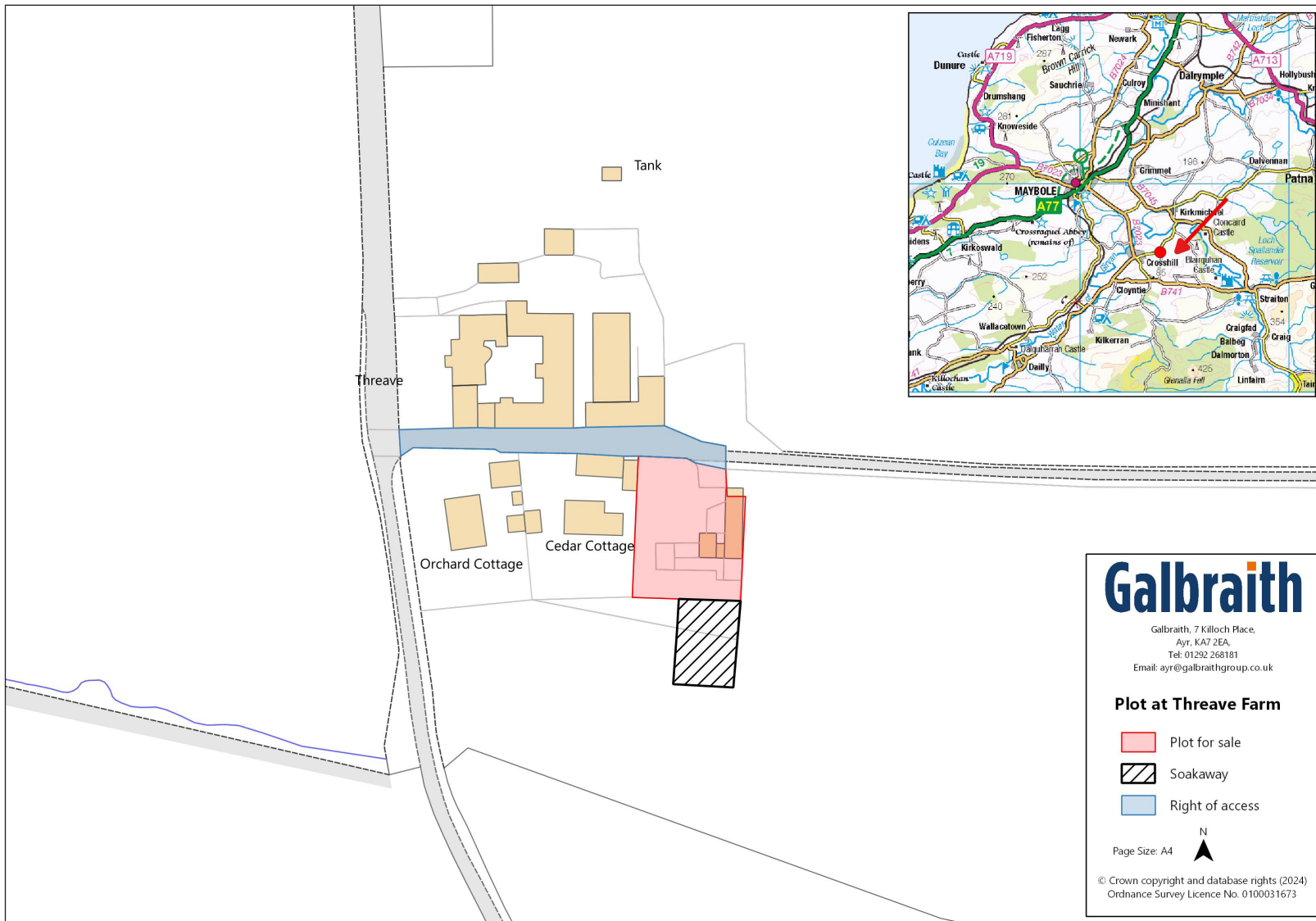
### VIEWINGS

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 June 2024.