



Another home by Oakwrights

# DAISY BANK

TARBOLTON, SOUTH AYRSHIRE

**Galbraith**

## DAISY BANK, TARBOLTON, SOUTH AYRSHIRE

An exclusive development of 3 custom-built oak frame homes in an edge of village location.

Ayr 5 miles ■ Kilmarnock 8 miles ■ Glasgow 31 miles

- A unique development of 3 luxury hand-crafted homes.
- Built to a high specification.
- Green oak frames.
- Glazed gables.
- Set within a walled garden.
- LBTT exempt.

Hazel Tree Cottage : From Fixed Price £395,000

Farrier House: From Fixed Price £495,000

Paddock View: From Fixed Price £495,000



# Galbraith

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 OnTheMarket

OAKWRIGHTS®

## SITUATION

This exclusive development at Daisy Bank comprises 3 stunning oak framed houses each designed by award winning Thomson Hunter Associates and Oakwrights and built by local renowned Oak Frame specialist Iain Hendry. They are set in the walled garden of Daisy Bank House on the edge of the Ayrshire village of Tarbolton.

The setting has a back-drop of the now fully renovated and modernised Georgian former home built by Captain John Stobo of the Royal Scots Dragoon Guards circa 1790-1800, the Architect being from the 'famous' Robert Adams Architectural stable, maintaining its 'yester year' charm with beautiful open countryside views to the front.

The village has a useful range of local facilities including a well-regarded country inn (The Black Bull), primary school, pharmacy, bowling club and doctors' surgery. There are many scenic countryside walks in the area and the market town of Ayr with its long sandy beach and great selection of restaurants, pubs and sporting facilities are all on your doorstep. Ayrshire is especially renowned for its many golf courses including the famous Turnberry, Old Prestwick and Royal Troon. Culzean Castle & Country Park is home to the cliff-top castle, woodland walks, swan pond, play parks, gift and coffee shop. Also close by is Dumfries House Estate, arguably one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled garden and coffee house. The lovely Isle of Arran is a short sail away from the harbour at Ardrossan.

## DESCRIPTION

A rare and wonderful opportunity to purchase a building plot with planning permission for a custom-built home by Oakwrights.

Plot sizes:-	
Hazel Tree Cottage:	840 msq
Farrier House:	808 msq
Paddock View:	807 msq

The purchase price of the plot is £110,000. The build cost of Hazel Tree Cottage is £285,000 and £385,000 for Farrier House and Paddock View.

The purchase of the plot is entirely on the understanding that you are entering into a contract with Iain Hendry Oakwrights (Scotland) to build the house.

The transaction is not liable for LBTT since you are purchasing a building plot below the current threshold thus saving a considerable sum of money.

Oakwrights understand clients have individual requirements and aspirations for their new home and their knowledge and input in the process of creating and building a truly beautiful home is invaluable in this exciting journey.

Each of these striking homes at Daisy Bank will be constructed with the highest quality materials incorporating green oak frames giving the homes their own unique character with extensive use of exposed oak.

Particular features include:

- Oak framing by Oakwrights.
- Closed panel insulated wall and roof system.
- External oak cladding.
- Aerobarrier system install.
- Grey slate roof finish.
- Air source heat pump.
- Underfloor heating solutions to ground floor, radiators to upper floors if applicable.
- Luxury porcelain/natural stone tiling.
- Fully double glazed grey window and door with high specification.
- Fully fitted German engineered kitchens with appliances options.
- Fully fitted quality bathrooms/shower rooms - Matki power showers.
- External Indian stone paving.
- Garaging optional (at an additional cost).



### Hazel Tree Cottage

This superb single storey house of about 97 msq is expertly designed and beautifully crafted and comprises an entrance hall giving access to the impressive open plan kitchen/dining/living room with stunning vaulted ceiling and French doors from both the dining and living area to the private garden, there are two bedrooms (master en suite bathroom) and shower room.

### Farrier House / Paddock View

Each of these architecturally designed one and a half storey houses of about 163 msq exude a lovely country contemporary ambiance and comprise on the ground floor, a welcoming exude opening to a fabulous vaulted ceiling open plan living/dining and kitchen flooded with natural light from the full height windows and French doors to the garden. There is a useful utility room off the kitchen and shower room from the hall. Stairs rise from the dining area to the master bedroom with en suite shower room and dressing room, two bedrooms and family bathroom.

### TRY BEFORE YOU BUY!

Oakwrights offer prospective clients the opportunity to stay in their beautifully functioning Herefordshire Show Home overnight, simply ask us for details. We also have many homes completed in the Ayrshire area and with prior notice can be viewed confirming the quality of our build on offering.

### OAKWRIGHTS

Further information available at <https://www.oakwrights.co.uk/>

### GARDEN (AND GROUNDS)

The gardens will have post and rail fencing and an Indian sandstone pathway around the house. The gardens will be left level and prepared for the purchasers.

### FLOOD RISK

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

### DIRECTIONS

From Glasgow take the M77 for Kilmarnock and Ayr and continue past Kilmarnock turning left for Tarbolton at Bogend Toll onto the B730. Go straight through the village of Tarbolton. Turn left at the end of the village and the Plots at Daisy Bank are situated on the left hand side. (Schofield Road)

From Ayr follow the A77 to Whitletts Roundabout. Take the B743 Mauchline Road, passing through Mossblown. After about 1 mile, turn left onto the B744 (signposted Tarbolton) and follow this road until you reach the village. Go straight through and the Plots at Daisy Bank are situated on the left hand side. (Schofield Road)

### POST CODE

KA5 5NZ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///decorated.super.skyrocket

### ACCESS

There is a right of access to the three houses with shared maintenance.

### CONDITIONS OF SALE

On reservation of a property, a non-returnable reservation fee of £5,000 will be payable, and a formal offer to sell will be issued for completion within circa 6 weeks.

### SOLICITORS

McKinstry, 39 Sandgate, Ayr, KA7 1BE.

### LOCAL AUTHORITY

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



# Daisy Bank Plot Plans



Plot 1 Hazel Tree Cottage 840msq

Plot 2 Farrier House 808msq

Plot 3 Paddock View 807msq

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **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.

### **HEALTH & SAFETY**

Appropriate caution should be exercised at all times during inspection.

### **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 September 2024.



**Hazel Tree Cottage**  
Plot 1 – 2 Bedrooms



**Farrier House** Plot 2 – 3 Bedrooms



Ground Floor

**Ground Floor**

Kitchen	5.7 x 3.5m
Living / Dining	5.9 x 3.5m
Bedroom 1	3.5 x 3.4m
Bedroom 2	3.5 x 3.1m
En Suite	2.8 x 2.0m
Shower Room	2.3 x 2.0m

**Total Floor Areas**

Ground Floor	97msq/1044ft
GEA	97msq/1044ft



Ground Floor

**Ground Floor**

Kitchen	4.8 x 4.6m
Living / Dining	3.1 x 4.3m
Shower room	2.8 x 2.3m
Utility	2.6 x 2.3m

**First Floor**

Master Bedroom	4.5 x 3.3m
Dressing Room	1.5 x 1.4m
Bedroom 1	4.8 x 4.1m
Bedroom 2	2.8 x 2.2m
Bathroom	2.2 x 2.1m
En-Suite	2.5 x 1.4m

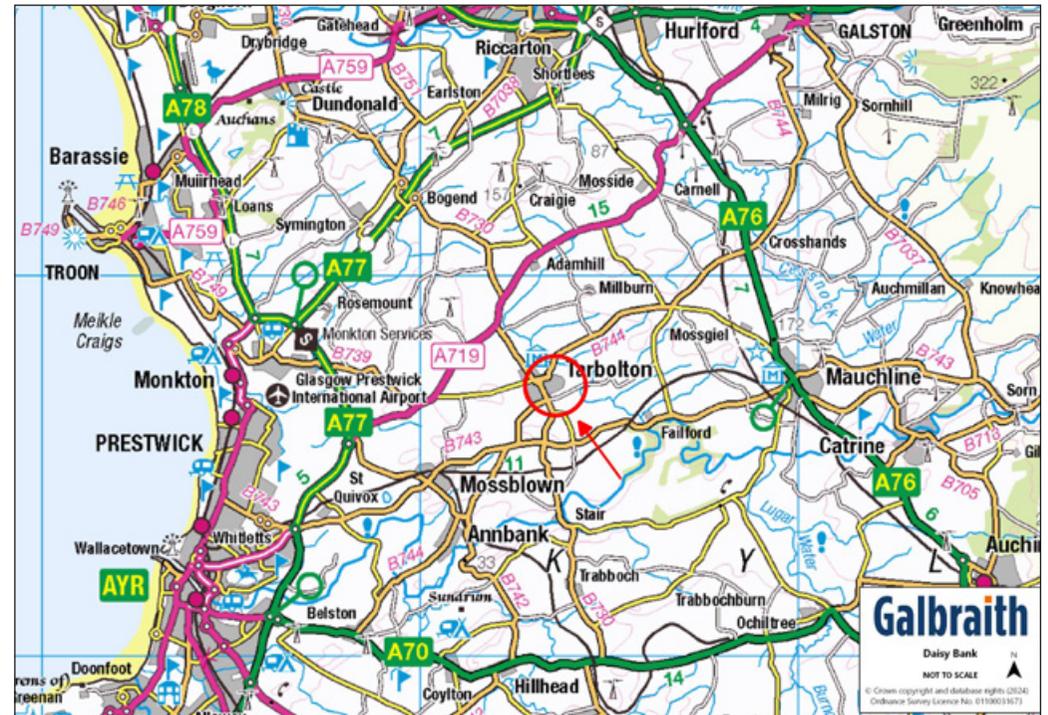
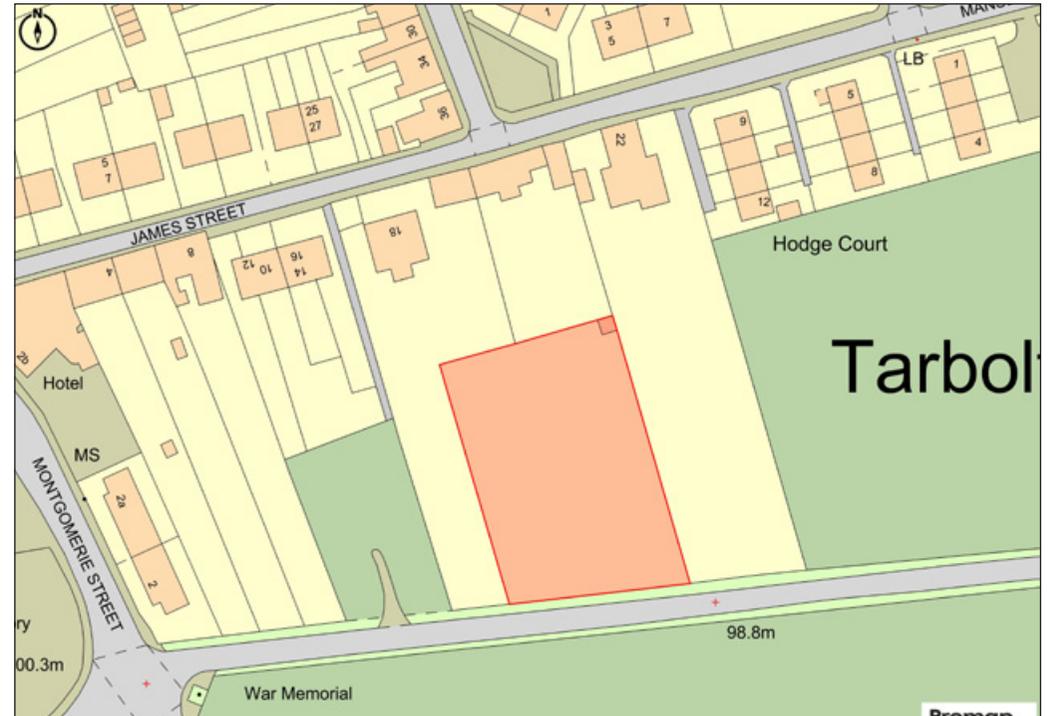
**Total Floor Areas**

Ground Floor	91msq/930ftsq
First Floor	72msq/775ftsq
GEA	163msq/1755ftsq



First Floor

Paddock View Plot 3 – 3 Bedrooms



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