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LAND | LITTLE MILL ROAD | DRONGAN | KA6 6NG

OFFERS OVER: £90,000

Land, Littlemill Road, Drongan,

Land, Littlemill Road, Drongan, An exceptional opportunity to acquire a substantial parcel of land The subjects comprise a substantial development site extending to approximately 2.436 Acres, situated on Littlemill Road within the village of Drongan, near Coylton and Ayr. The site benefits from a gated access directly from Littlemill Road, located opposite the entrance to Drongan Cemetery. The site is irregular in shape and generally benefits from a relatively level topography. The subjects have frontage onto Littlemill Road, with residential development located to the south and existing residential properties to the north. A railway line is located immediately to the east of the site. This is a freight-only railway line with relatively low levels of usage and provides access to Killoch Washery, where coal is loaded. The site offers potential for a range of future development opportunities, including commercial or residential use, subject to the necessary planning consents. The site may therefore be suitable for residential development, subject to planning.



Key Features

- Substantial development site extending to approximately 2.46 acres
- Located on Littlemill Road, Drongan, near Coylton and Ayr.
- Gated access directly from Littlemill Road, opposite Drongan Cemetery.
- Generally level and regular development platform, although the site is irregular in shape.
- Existing residential properties and development surrounding the site to the north and south.
- Potential for residential or commercial development, subject to the necessary planning consents.
- Excellent opportunity for future residential development, subject to planning.
- Convenient location with access to Ayr, Coylton and the surrounding Ayrshire area.
- Unconditional offers sought, with preference given to purchasers able to demonstrate that funds are immediately available from cash reserves.



Viewing strictly by appointment only, please contact Bruach
Property on
Tel:01465 715 065 or
Email: info@bruachproperty.com

The Land

The land at Littlemill Road extends to approximately 2.436 acres and is a former railway yard with gravel entrance with small areas of hard standing and woodland. There is one access points from Little Mill Road, with a gated entrance.

Flood Risk

Flood risk maps for the area are available online and can be viewed via SEPA

Directions

To drive from Ayr to Drongan Cemetery, start in Ayr town centre and take the A70 heading east towards Cumnock and Coylton. Continue along the A70 through Holmston and then through the village of Coylton. Stay on the same road for about 3 miles (5 kilometres) after leaving Coylton, and as you enter Drongan, turn left onto Littlemill Road. Drongan The land is located a short distance along Littlemill Road on the left-hand side. The journey is about 8 miles (13 kilometres) and usually takes around 15 minutes by car.

Postcode

KA6 6NG

What3Words

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Location & Amenities

The village of Drongan enjoys a convenient location close to Coylton and the seaside town of Ayr, which offers a comprehensive range of local amenities including shops, supermarkets, cafés, restaurants, healthcare facilities and Ayr Hospital. Coylton, located approximately 2 miles away, provides additional everyday services and a well-regarded primary school, while secondary education is available in Ayr. Independent schooling is also available within Ayr and the surrounding area. Ayr provides an extensive range of retail, leisure and cultural facilities, including supermarkets, sports centres, swimming pools, a cinema, theatres and art galleries. The town also offers a wide selection of restaurants, cafés and coastal attractions. Regular rail services from Ayr connect to Glasgow and other destinations across the west of Scotland, while Glasgow is readily accessible by road via the A77 and M77. Glasgow Prestwick Airport, located approximately 12 miles from Drongan, provides a range of domestic and international flights. Ferry services to Northern Ireland are available from Cairnryan, approximately 48 miles to the south-west.

Leisure & Recreation

Drongan, near Ayr, offers a variety of leisure and recreational opportunities for local residents and visitors. The village has open green spaces and recreational areas that are used for walking, children's play and informal sports activities. Community events and social activities are supported by local facilities such as the community centre, which plays an important role in village life. The surrounding Ayrshire countryside also provides opportunities for outdoor recreation, including walking, cycling and enjoying nature. Nearby attractions such as Hannahston Community Woodland offer pleasant woodland paths and a peaceful environment for exercise and relaxation. For a wider range of sports and leisure facilities, residents can easily access nearby Ayr, where swimming pools, gyms, golf courses, parks and coastal walking routes are available. Overall, Drongan benefits from a combination of local community facilities and easy access to the larger recreational amenities found in Ayr and the surrounding Ayrshire area.



General Remarks

Services:

Please note there are not services located on site

Property Title Number:

AYR127739

Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan,KA26 9EU Tel:01465 715065 or Email girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

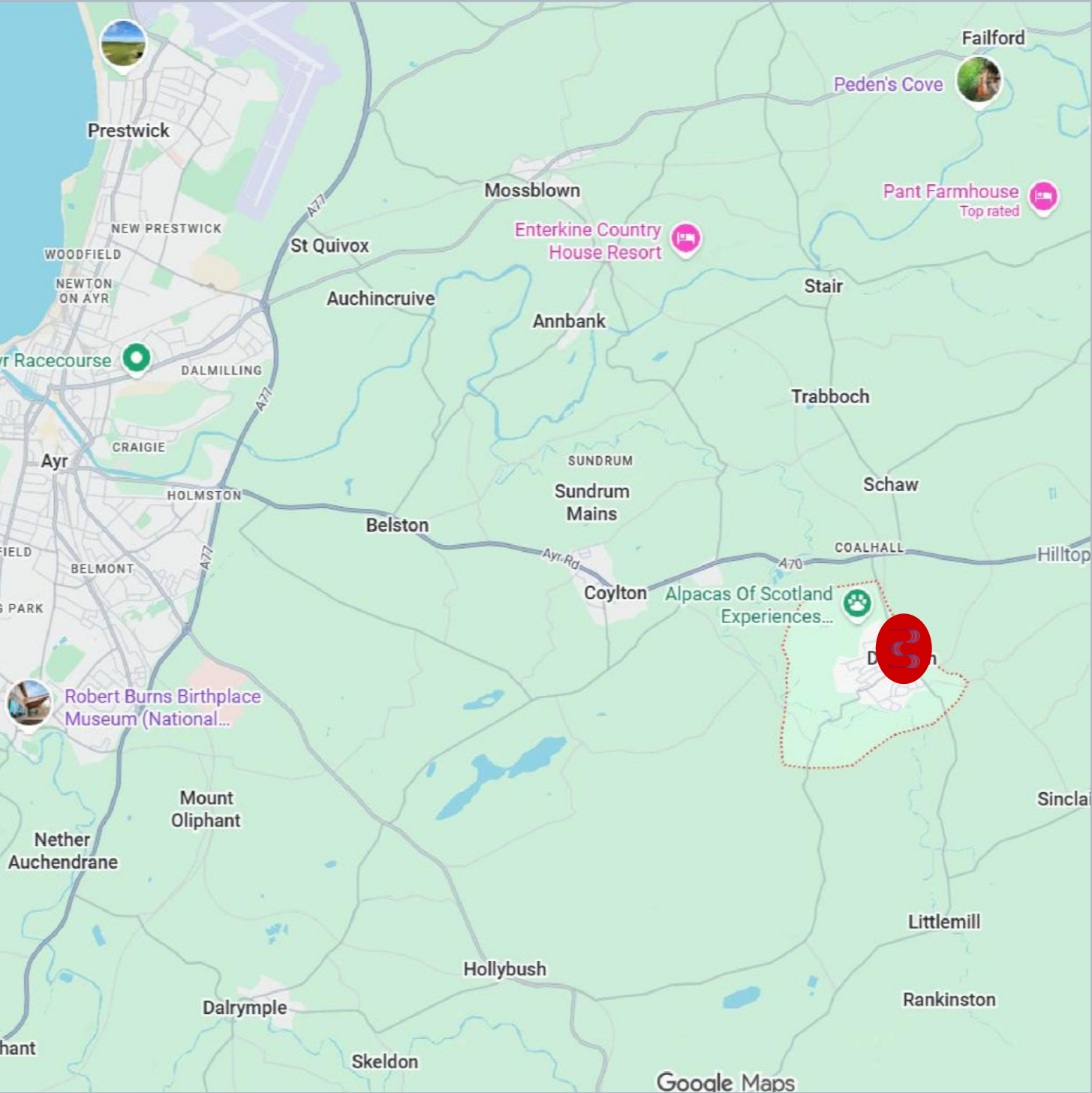
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date. 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 or Bruach Property will not be liable for any costs incurred by interested parties.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

What's my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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