

# Plot of Land

HESSILHEAD, BEITH, NORTH AYRSHIRE, KA15 1HU



Plot outline is to show approximate size and location only

*A fantastic building plot in the popular area of Hessilhead, with planning permission for a modern four-bedroom home, with a detached garage*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to offer this fantastic level building plot with stunning views of the Countryside, situated in the sought-after Hessilhead area. This truly is a one-off opportunity to acquire a unique self-build plot with full planning permission for a modern four-bedroom home, with a detached double garage with loft space. The house is approximately 265 sqm with the garage being approximately 50 sqm. The plot in total extends to 2500 sqm.

# THE PLOT



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# THE HOUSE

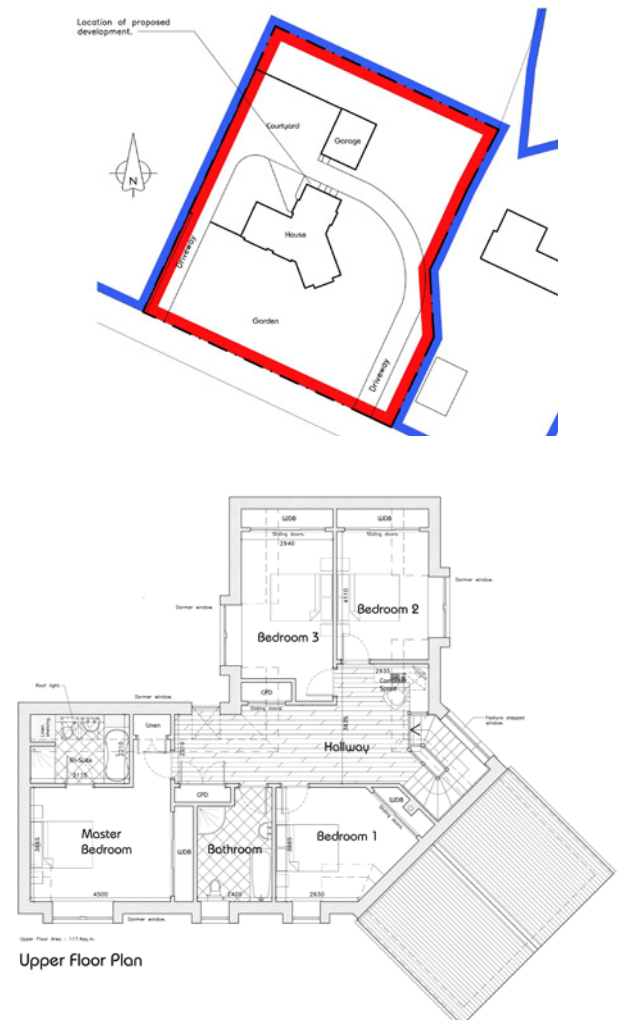
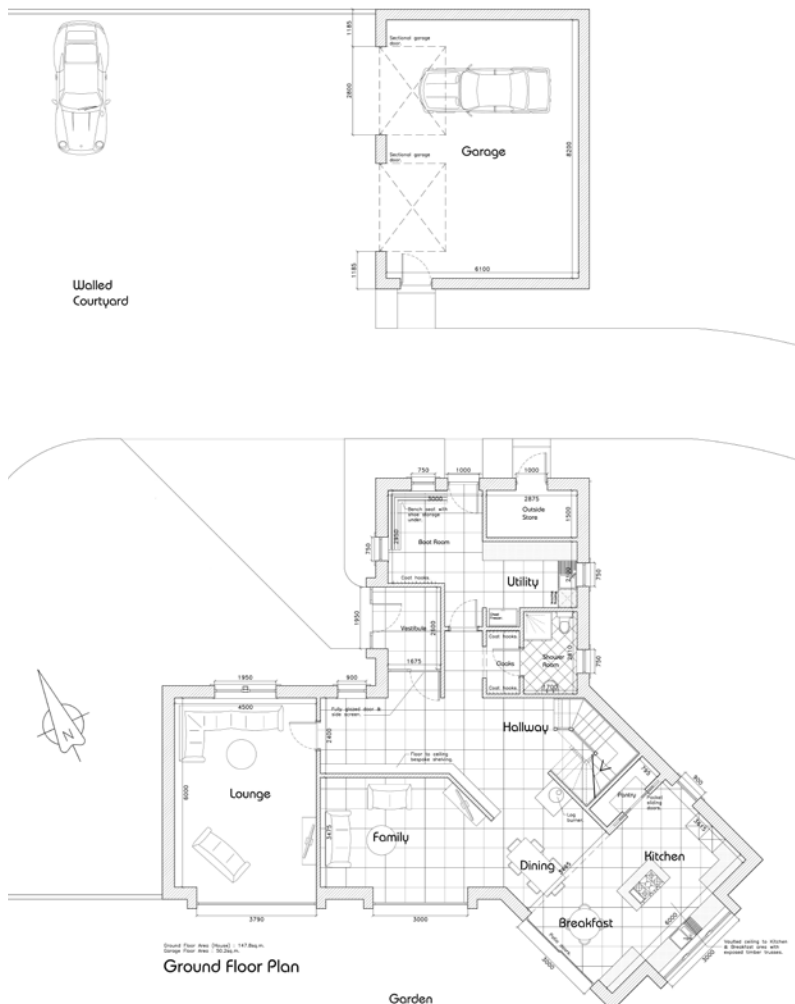


The bright and spacious ground floor offers a fabulous open plan space to include a lounge, a kitchen, a pantry, a family area, a dining zone with a feature log burner, a boot room, a shower room and an outside store. The first-floor accommodation boasts four large bedrooms, with the master bedroom being complemented by an ensuite and a family bathroom suite to complete the accommodation.



# ELEVATIONS & PLANS

Planning reference 18/00309/PP. A notice of commencement has been issued to the Council to ensure that planning permission is retained. The plot has a full Building Warrant, issued May 2023. Mains water, electricity and fibre broadband are all adjacent to the site.





# THE LOCATION

This fantastic plot in Hessilhead enjoys a pleasant balance of rural living while also being on the fringe of the North Ayrshire town of both Beith and situated close to the A737 trunk road. The A737 provides good access to the M8 motorway corridor and Glasgow City, as well as easy access to the ever-developing Ayrshire coastline. The closest mainline railway stations are at Glengarnock (5.4 miles) and Lochwinnoch (7 miles) and the newly rebuilt railway station in Dunlop with an express service of 21 minutes to Glasgow is approximately (4.5 miles). The international airports of Glasgow and Prestwick are 13.4 and 20.8 miles respectively. The neighbouring village of Gateside is a quiet village with its own primary school and village inn and the new Garnock Community Campus is approximately a 6-minute drive which is a non-denominational 2-18 comprehensive campus and also includes facilities such as a swimming pool, indoor sports halls, fitness suite, theatre, community rooms, café, 11-a-side 3g AstroTurf and 11-a-side grass pitch.







Glasgow City (21.3 miles) provides an excellent range of professional services, higher education, and cultural and retail facilities normally associated with a major city centre.

Tourism is a thriving industry in Ayrshire. The main town of Ayr has its own racecourse hosting the Scottish Grand National and is arguably Scotland's golfing Mecca with the home of the Open Championship at Prestwick and present-day Open Championship links at Turnberry and Royal Troon. Alloway is the birthplace of Robert Burns and his legacy continues to draw people to the area.

For the field sportsman/woman, the rivers of Ayrshire offer salmon fishing by permit. The Garnock water has a back-end run of salmon. The district also offers some commercially run and challenging low-ground driven pheasant shooting and with permission, some of the local estates and land owners allow the chance to stalk roe deer. Sea fishing sport is available on the Ayrshire coastline. There are also marina, yachting and chandlery services at Troon, Largs and Inverkip. Inland sailing and paddle sports are available at the Clyde and Muirshiel Regional Park at nearby Lochwinnoch.

### Travel Directions

From Glasgow, travel in a westerly direction on the M8 motorway. At Glasgow Airport after the White Cart Viaduct leave the M8 at Junction 28A and take the A737 signposted Irvine. Continue on the A737 for 10.8 miles. Turn right off the Beith Bypass and onto the B777 signposted Lugton & Gateside. Continue on the B777 passing through Gateside, and take the first right-hand turn off the B777 upon leaving Gateside. Proceed due South on the minor road, taking the second left-hand turn towards Hessilhead to find the plot on your right-hand side just after Dambank Cottage.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01292 430 555

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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