

Plots at Hunterston

Stair, Ayrshire, KA5 5JD

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An excellent opportunity to acquire an attractive development site, comprising two individual plots, each with Planning in Principle for a detached house, situated on the edge of the picturesque hamlet of Stair. Surrounded by rolling Ayrshire countryside and within easy reach of all main amenities.

Rural plot with outline planning for two dwelling houses:
Ref:P/P 26/0183/PPP

Within close proximity to local services and major road networks
Quiet rural location

Offers over £85,000 per plot

Ayr 9 miles **Mauchline 5 miles** **Glasgow 35 miles**





Situation
Stair forms part of the River Ayr valley and is located around 9 miles from Ayr. It is without doubt an area of outstanding natural beauty surrounded by beautiful Ayrshire countryside. The town of Ayr provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. It is 12 miles from Glasgow Prestwick Airport and within easy reach of Glasgow via the A77 / M77.

Primary and Secondary schooling is close by.

Directions
From Ayr take the A70 signposted for Edinburgh/ Cumnock. At the roundabout take the 2nd exit and stay on the A70 and proceed through the village of Coylton and Coalhall. Turn left onto the B730 then take the 1st right and continue past Gemmell's Garden Centre to the small hamlet. The site is situated on the left-hand side just before leaving the hamlet.
What three words: ///stubbed.tractor.spans

Description

Development site on the eastern edge of the picturesque hamlet of Stair with planning in principle for two dwelling houses. Details can be viewed on the East Ayrshire council planning site : 26/0183/PPP. The site extends to approximately 0.98 acres (0.39ha) in total. Each site measures approximately 0.49 acres (0.19ha) with the footprint of the house approximately 245sqm to be situated centrally within the plots. Surrounding each house is an area of good sized garden ground and ample space for parking 4 cars.

Established within a cluster of homes the site offers the prefect balance of peaceful country living and excellent connectivity to all main amenities. The proposed dwelling will be bungalow-style (single storey) and has been designed to remain in keeping with the scale, character, and appearance of the surrounding properties. This will be the final 2 houses to be built within the cluster which will comprise of 15 residential units.

Services

Mains Electricity and water are close by.
High-speed fibre-to-the-cabinet (FTTC) broadband is available nearby.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

East Ayrshire Council, Opera House, 8 John Finnie Street, Kilmarnock, KA1 1DD

Date of Entry

By mutual agreement

Servitude Rights

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 including restriction on external lighting, support, 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.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing Arrangement

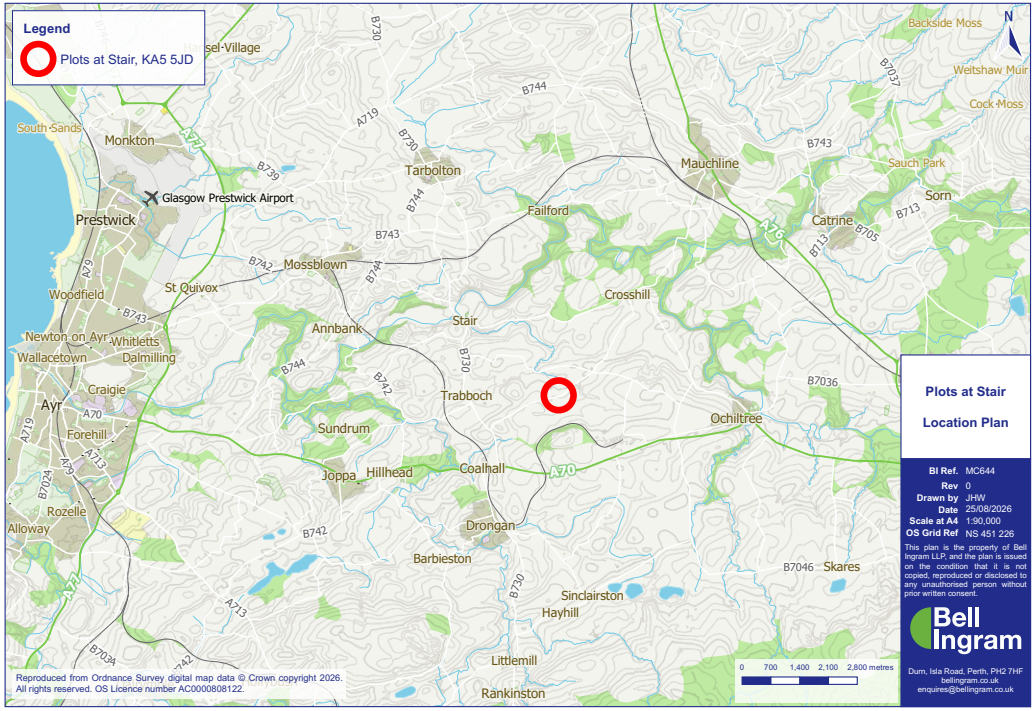
Viewing is strictly by appointment with the selling agents. Please contact the Ayr office on 01292 886544 to arrange a suitable time.

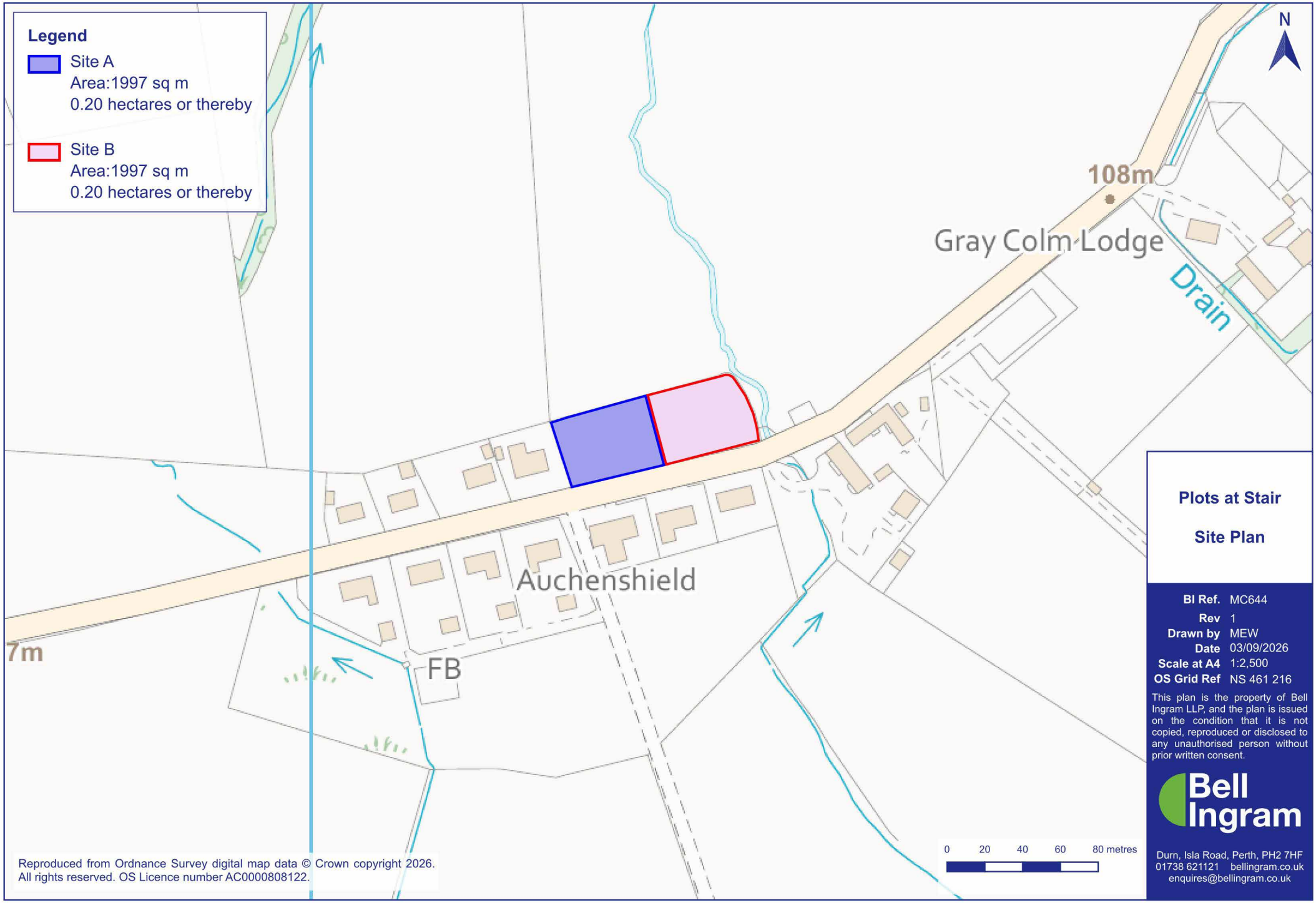
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Anit-Money Laundering Regulations

Under the 5th Directive of the MoneyLaundering Regulations, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on both clients and successful purchaser. This check will leave a 'soft footprint' on your credit history but will not affect your credit rating.





Plots at Stair

Site Plan

BI Ref.	MC644
Rev	1
Drawn by	MEW
Date	03/09/2026
Scale at A4	1:2,500
OS Grid Ref	NS 461 216

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