



Plot, Land Near Townend of Fulwood

Dunlop, KA3 5JZ

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Prime rural building plot with planning permission to build substantial detached family house and workshop in peaceful rural setting. Views over open Ayrshire countryside towards Arran and Ailsa Craig. Set within approximately 1.2 acres.

Offers in the region of £125,000

Dunlop 2.5miles Glasgow 18 miles Kilmarnock 8 miles

Directions

From the village of Dunlop head east on Newmill Road towards Galzert Road. Turn right to stay on Newmill road, turn left then turn right onto Harelaw Road. Turn left and the site is situated on the right hand side opposite the farm stading.

Situation

Townend of Fulwood is an excellent site with full planning permission to build a substantial detached family house and workshop in good sized plot.

The local village of Dunlop is approximately 2.5 miles away and provides all the main local amenities with post office, shops and restaurant. There is a railway station with regular services to Glasgow and beyond. Primary schooling is available in Dunlop with Secondary schooling available at Stewarton approximately 3.5 miles distant.

Description

Planning permission was granted on March 2022 to create a detached 1½ storey family house and workshop.

The full site extends to approximately 1.2 acres. Accommodation comprises open plan living/ kitchen/dining Room, utility room, garden room, shower room, bedroom and boiler room on ground floor and at upper floor level there are 2 bedrooms and family bathroom.

The orientation of the home is intended to facilitate solar harvesting, given the front façade is south facing overlooking the Firth of Clyde and has open outlook to open countryside. The formation of the dwelling is traditional with the wall cladding being white rendered cement board with larch horizontal profiled boarding at the open porches. Roof finished with dark grey fibre-cement slates with solar/ PV panels..

Planning consent

Planning reference for the Plot - 21/0091/PP. Plans can be viewed on the East Ayrshire planning website.



Access

Services

Septic Tank Drainage
Mains Water and electricity (to be installed)

Council

East Ayrshire Council, London Road, Kilmarnock, KA3 7BU – Tel 01563576000

Viewing Arrangements

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

Closing Date and Offers

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, 33 Sandgate, Ayr, KA7 1BG.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

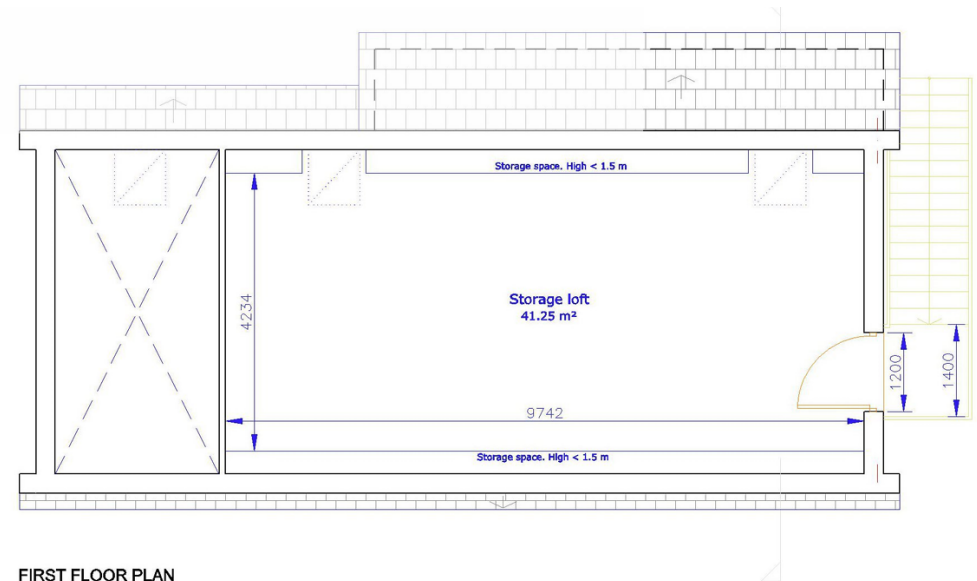
Entry

By mutual arrangement.

Important Notice

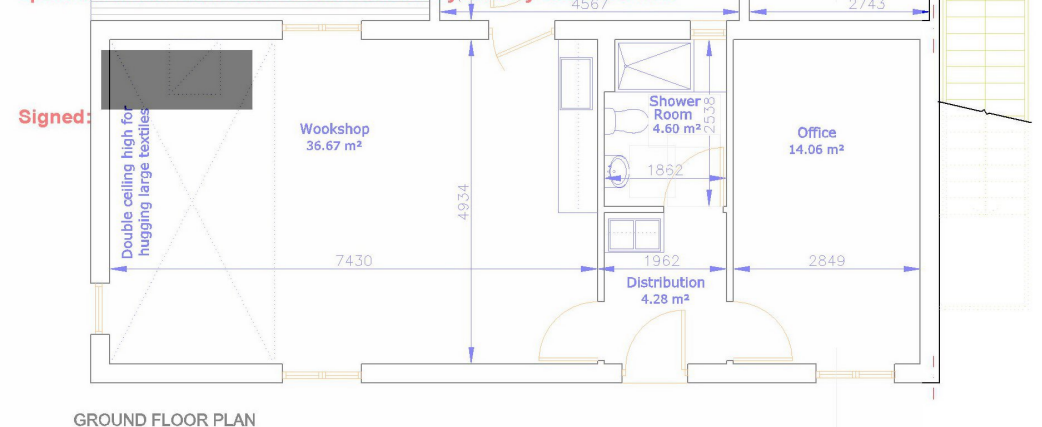
These sale particulars were prepared on the basis of information provided to us by our clients and/ or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars;
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



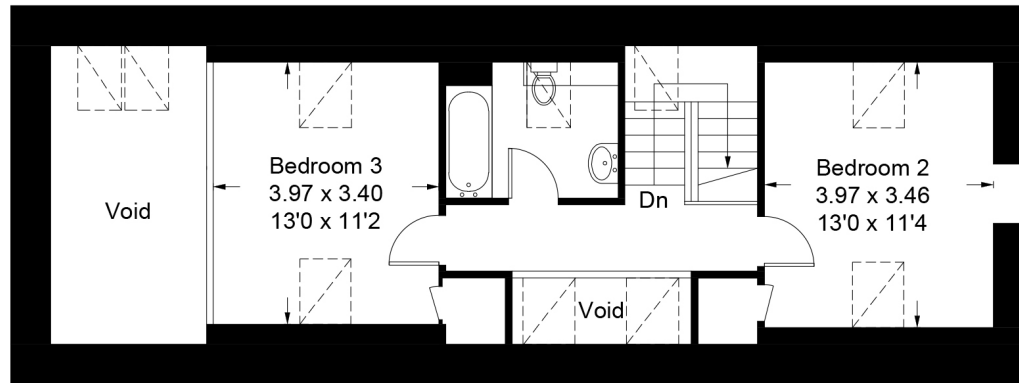
EAST AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act 1997 (as amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by East Ayrshire Council.

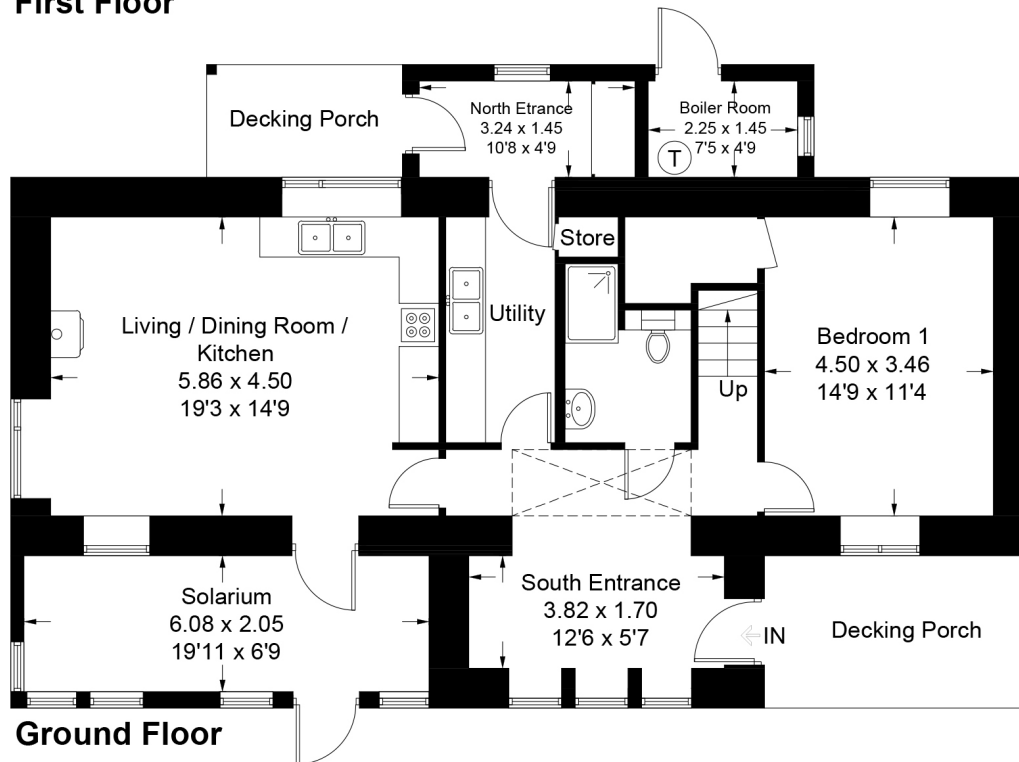


Townend of Fulwood

Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft
(Excluding Void)



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID989390)

Legend

-  Sale Area
0.48 hectares
1.20 acres
or thereby
-  Access Road

Fullwood

Drain

210m

201m

W

Iss

Fulwood

Site Plan

BI Ref YA811-0805P

Rev 3

Drawn by MEW

Date 06/07/2026

Scale at A4 1:2500

OS Grid Ref NS 442 501

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**Bell
Ingram**

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Map Centre: 244283, 650138

0 20 40 60 80 metres

Plot 3



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