

Plot of Land Burnside

NEW CUMNOCK, EAST AYRSHIRE, KA18 4QL



An exceptional residential development opportunity to acquire just over 1.42 acres of land with planning permission for nine impressive detached homes



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McEwan Fraser Legal is delighted to present an outstanding opportunity to acquire just over 1.42 acres of land with planning permission for nine impressive detached homes.

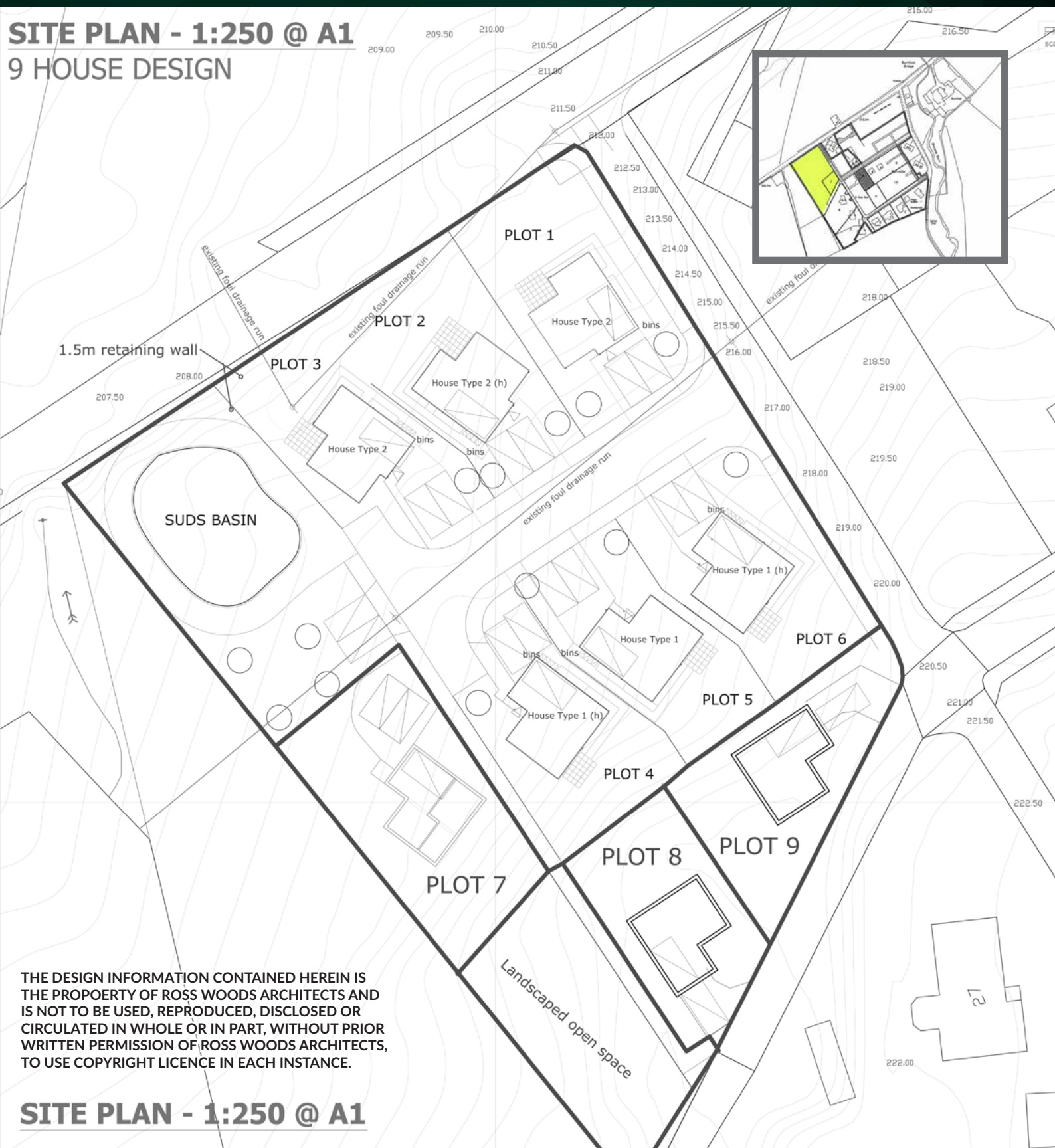
THE PLOT



The proposed development has been thoughtfully designed to create a collection of contemporary family residences, combining modern materials with spacious, light-filled interiors across two levels. Each property will benefit from private parking and its own private garden, offering an appealing blend of style, comfort and privacy.

THE SITE PLAN

SITE PLAN - 1:250 @ A1
9 HOUSE DESIGN



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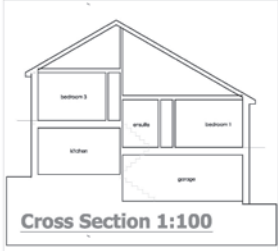
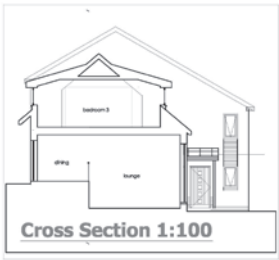
SITE PLAN - 1:250 @ A1

The ground floor accommodation is designed with modern family living in mind, comprising a welcoming lounge, separate dining room and generous breakfasting kitchen, complemented by a practical utility room and convenient WC.

Upstairs, the homes offer four well-proportioned double bedrooms, each featuring built-in wardrobes. The principal bedroom is particularly impressive, incorporating a dedicated dressing room and stylish en-suite shower room. A well-appointed family bathroom completes the first-floor accommodation.

PROPOSED PLANS

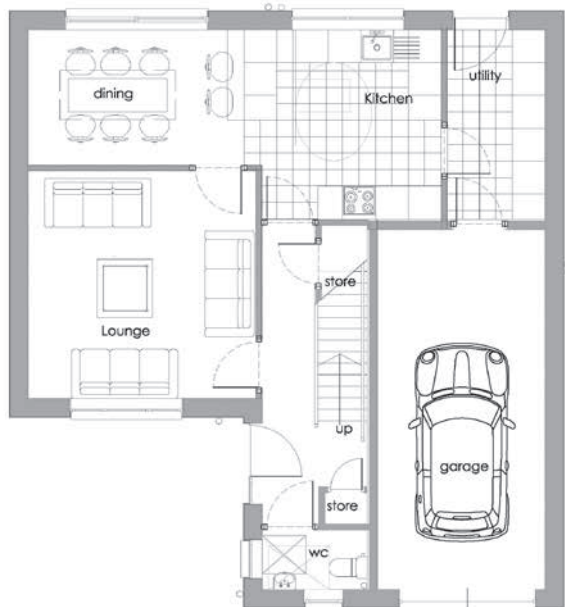
PROVISIONAL HOUSE TYPE - split level- uphill - 128sqm (exc. garage @21sqm) - 1:50 / 1:100 @ A1



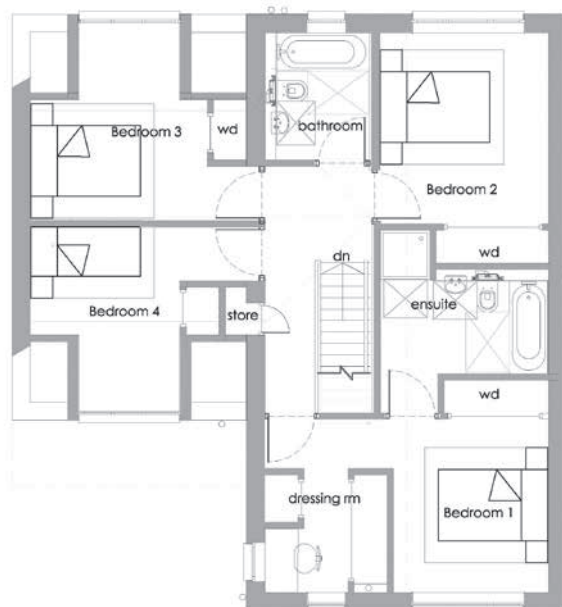
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PROPOSED PLANS

HOUSE TYPE - level - 134sqm (exc. garage @21sqm) - 1:50 / 1:100 @ A1



Ground Floor Plan - 1:50



Upper Floor Plan - 1:50



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Cross Section 1:100

This is a rare opportunity to acquire a substantial development site with planning permission already in place for nine high-quality detached homes, presenting significant potential for developers, investors or those seeking to bring an exciting new residential development to fruition.

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For any design/planning queries from any prospective purchaser, please contact:
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THE LOCATION

Burnside enjoys a picturesque setting close to the popular village of New Cumnock in East Ayrshire, offering a peaceful rural location while remaining within easy reach of a wide range of local amenities and attractions. New Cumnock has a strong sense of community and an excellent selection of facilities, including the beautifully rejuvenated Town Hall, which hosts a programme of regular events, activities and classes. The village is well served by public transport, with regular bus services and a railway station providing convenient connections to Glasgow, Kilmarnock and destinations to the south.





Leisure opportunities are particularly impressive, with the renowned Tamar Manoukian New Cumnock Pool nearby. Scotland's only freshwater open-air swimming pool, the much-loved lido attracted around 37,000 visitors to East Ayrshire during its first full season following refurbishment in 2017. Its reopening was marked by an official visit from HRH The Prince of Wales, President of The Prince's Foundation.

Further attractions include the prestigious Lochside House Hotel & Spa, renowned for its luxurious facilities and popular wedding venue, while the exceptional Dumfries House estate lies within easy reach. Set amidst approximately 2,000 acres of stunning countryside, Dumfries House is a remarkable historic estate and an important part of The Prince's Foundation.

Combining tranquil countryside, excellent transport links and an appealing range of leisure, cultural and community amenities, Burnside provides an attractive setting for those seeking a rural lifestyle within easy reach of established local facilities.



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