

DAVIDSON  
& ROBERTSON  
THE RURAL EXPERTS

**FOR SALE**

**Land off Southwood Road**

Southwood Road, Troon, KA9 1UR



## Land off Southwood Road

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A unique opportunity to acquire amenity Woodland off Southwood Road comprising of approximately 2.83 acres (1.15 hectares) of amenity woodland. The land is situated just outside the popular coastal town of Troon.

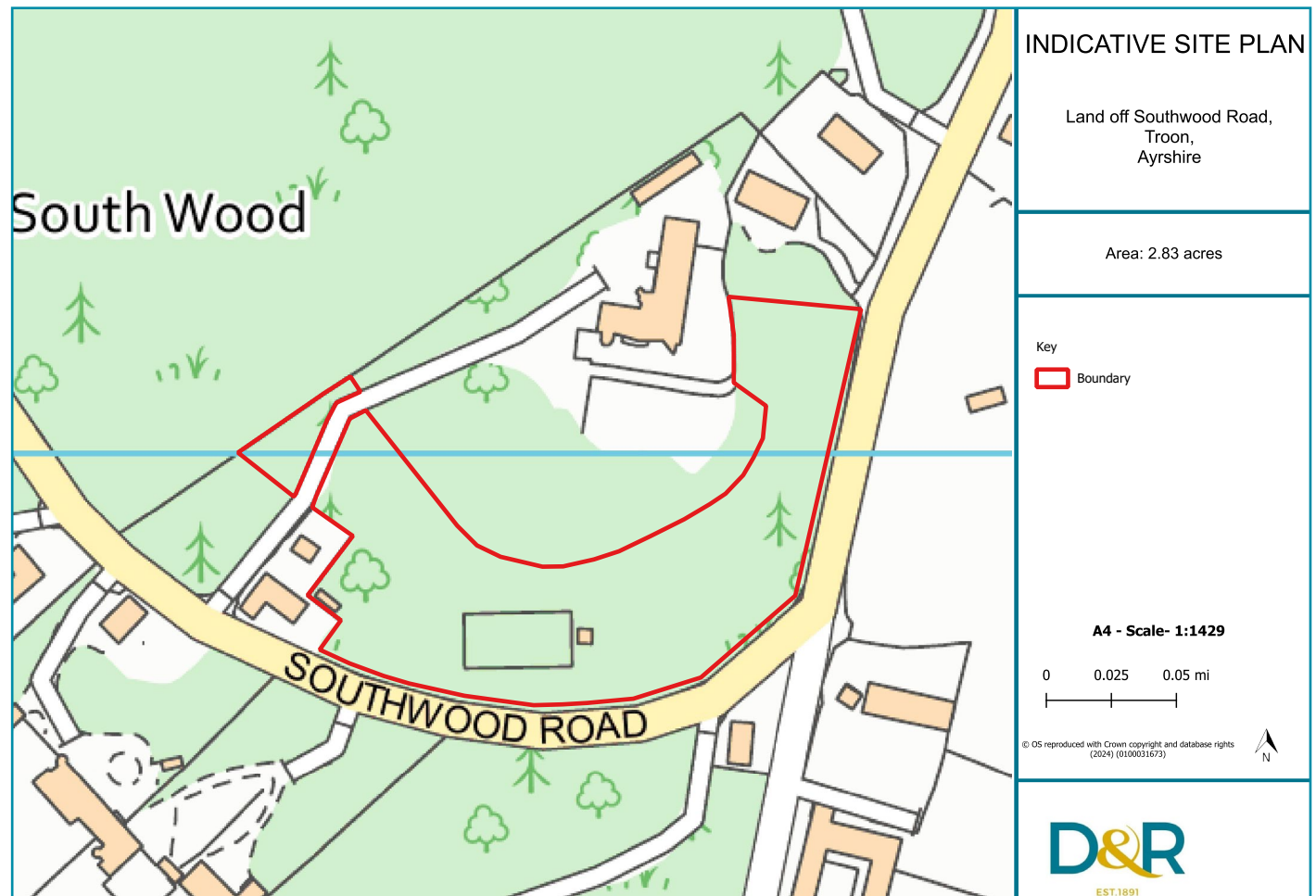
- Good Transport Links
- 2.83 acres or thereby
- Amenity woodland
- Desirable location
- Opportunities subject to the relevant planning permission
- Available as a whole

### Selling agents

#### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



#### Situation

The land at Southwood Road is situated 1.4 miles from the centre of Troon. Troon is a popular coastal town located in South Ayrshire, 9.7 miles west of Kilmarnock.

Tarbolton – 7.9 miles  
Kilmarnock – 9.7 miles  
Mauchline – 13.8 miles  
Prestwick – 3.9

#### Access

The access to the woodland can be taken directly from the B749 road.

#### What3words:

Entrance to track – [///skipped.mainframe.owls](https://www.what3words.com/skipped.mainframe.owls)  
Middle of land – [///icon.explorer.masterpiece](https://www.what3words.com/icon.explorer.masterpiece)

#### Directions

From Troon harbour, head west on harbour road towards A759/

Bennadrove Road, turn left onto A759/Bennadrove, 0.3 miles bear right onto the A759/Ayr Street. Follow the road for 1.4 miles then turn right to stay on the B749/Southwood Road, follow the road for 0.8 miles and the land is situated on you left.

### Description

Southwood Road comprises 2.83 acres (1.15 hectares) or thereby of amenity woodland and is located close to the popular coastal town of Troon in South Ayrshire.

Southwood is predominantly a mixture of Beach, Hawthorn, Oaks and other native broadleaf species. Southwood provides a wonderful amenity woodland which can be enjoyed in many different ways as is and also subject to obtaining the relevant planning consents.

The trees are mature trees, and the property is fenced with one residential access road through the property giving access to one property.

Services It is understood that there are no services on site, although it is believed Electricity and Water are close by.

There appears to be a small substation on the Property however the Vendors Solicitor has confirmed that there are no known details with regards to this.

The Woodlands are safeguarded under a Tree Protection Order (TPO), ensuring that the area's trees are preserved for future generations. This legal designation means that no tree within the protected zone may be felled, pruned, or otherwise altered without formal consent from the South Ayrshire Council. To view the boundaries and details of the Tree Protection Order and for full information, please visit the South Ayrshire Council website, where you'll find up-to-date maps and guidance on tree management regulations. Prospective Purchasers should carry out their own due diligence on this and take their own professional advice, as required

### Planning & Development

There are no current planning applications submitted for any part of the property. Enquiries can be made to the local planning authority. Prospective purchasers should make their own investigations into the planning consents with the Council and seek professional advice.

We have made no enquiries to the local authority and assume the current use is legal. It may be that the other uses for the site could be commercial, residential or mixed-use. Prospective Purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

### Overage

There shall be an overage provision in favour of the vendor to cover any increase in value of the property following completion of the sale triggered by planning permission being granted for residential development.

This will trigger a payment by the purchaser (or any subsequent owner(s)) to the vendor or its heirs of 20% of the increase in value and for a period of 10 years from completion. Exact wording to be confirmed by the Vendors Solicitor.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

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

### Local Authority

South Ayrshire Council  
County Buildings  
Wellington Square  
Ayr  
KA7 1DR

### 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 themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Solicitor

Brian Macfarlane  
Morton Fraser Macroberts  
60 York St,  
Glasgow, G2 8JX  
Email - brian.macfarlane@mfmac.com  
Telephone – 0141 274 1115

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or 01900 268633 or via email: sales@drrural.co.uk. All viewings are to be arranged with the selling agents.

### Date of Entry

By mutual agreement.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

### Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

### Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages or give either party any cause of civil action.



8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared: July 2025

Photographs Taken: July 2025





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**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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