



Watermans

Dyemill Lodges

Monahmore Glen, Lamash, Isle of Arran, North Ayrshire KA27 8NT



Welcome

from the Watermans Team, to the property at:

Dyemill Lodges

Monahmore Glen, Lamlash, Isle of Arran,
North Ayrshire KA27 8NT

Ideal for those looking for a ready-made business opportunity on the popular Isle of Arran. The rural site enjoys a tranquil setting nestling within the mature deciduous woodland along the banks of the Monamore Burn, yet lies just a 15-minute stroll from Lamlash and a 15-minute drive from the ferry terminal at Brodick – an excellent location that appeals to tourists and visitors to the island. The site was originally planned as a ten holiday lodge destination – there are at present only six lodges, each accommodating four persons. The two static caravans on site have been removed, however the option exists to submit for consent for additional lodges up to the original number of ten and for two static caravans. Furthermore, there is approved planning in place for a two/three-bedroom manager's accommodation.

We hope you love this business opportunity as much as we do.



Watermans



Summary of the accommodation

General Features

1.7-acre private site near Lamlash with six self-catering lodges
Ready-made business opportunity with development potential
Tranquil location surrounded by natural woodland, yet just a short stroll from Lamlash

Accommodation Features

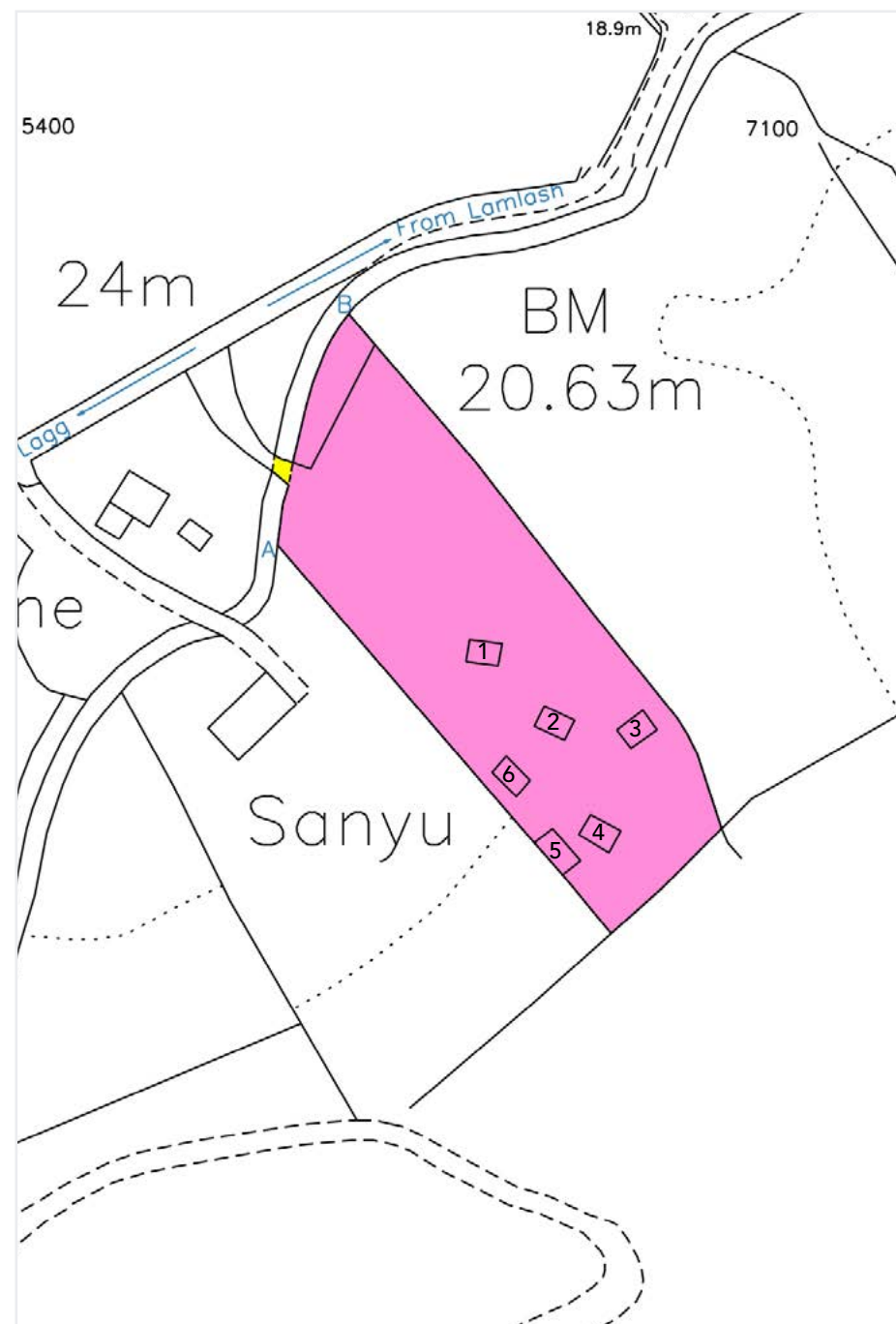
The six Scandinavian-style lodges comprise:

- Open-plan kitchen, living, and dining area
- Two bedrooms
- A bathroom
- A private, sheltered veranda with patio chairs
- All furnishings are to remain

Planning permission approved for a single-storey manager's accommodation comprising:

- An open-plan kitchen, living and dining room opening onto a south-facing deck
- Two double bedrooms
- One en-suite shower room
- One single bedroom/home office
- A family bathroom

Furthermore, the site has a car park and a storage shed



Dyemill lodges

A tranquil escape in a beautiful, rural setting

The site is accessed by a private vehicular track crossing over the Monamore Burn from the Ross Road. You arrive in a very generous open car park with adequate parking and manoeuvring space. The access is some 200m from the Dyemill Forestry track giving access to walking and cycling routes and a good hill walk to Urie Loch. The Ross Road also provides access across the island arriving at Kilmory on the west side; this route is enjoyed by many walkers and cyclists.

There are 6 charming self-catering, Scandinavian-style pine lodges, with the current owner limiting accommodation to 4 of the 6 lodges at a time. (www.dyemill.co.uk). The timer-framed, timber-clad lodges are mostly situated on an elevated position on the sloping ground to the south of the site, with a pleasant outlook through large picture windows.

Click here
for a virtual tour of
Dyemill Lodges

NB - Virtual Tour is of Lodge 1



View from Lodge 3

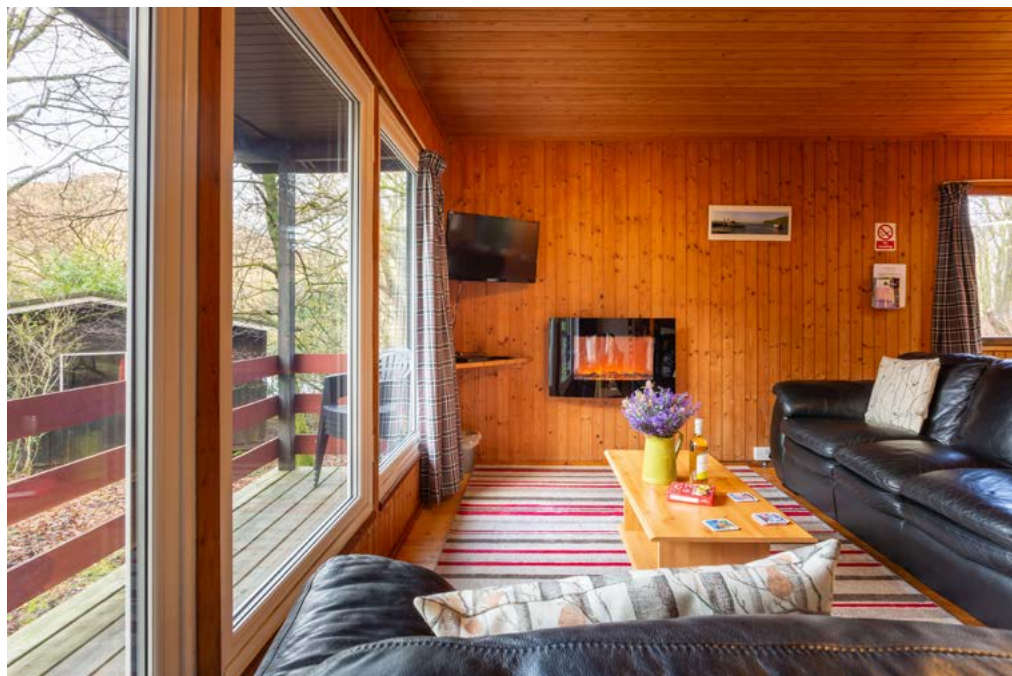
Six Scandinavian lodges

all able to sleep 4 people

The lodges all consist of large open-plan living, dining, and kitchen areas, two bedrooms (one set up as a double and the other as a twin), and a bathroom. The kitchens are all appointed with wall and base cabinets and appliances, whilst the living areas have excellent built-in storage. The bedrooms have thermostatically controlled heaters, and the bathrooms all have showers over the baths.

Externally, the lodges all have their own private sheltered veranda with patio chairs.

The lodges have all been well-maintained to a high standard and are well-insulated, with double-glazed windows. All furnishings are to remain in the lodges. They also have their own septic tank which is emptied approximately every three years.



Internal images are of Lodges 1 & 3



View from Lodge 1



The manager's accommodation

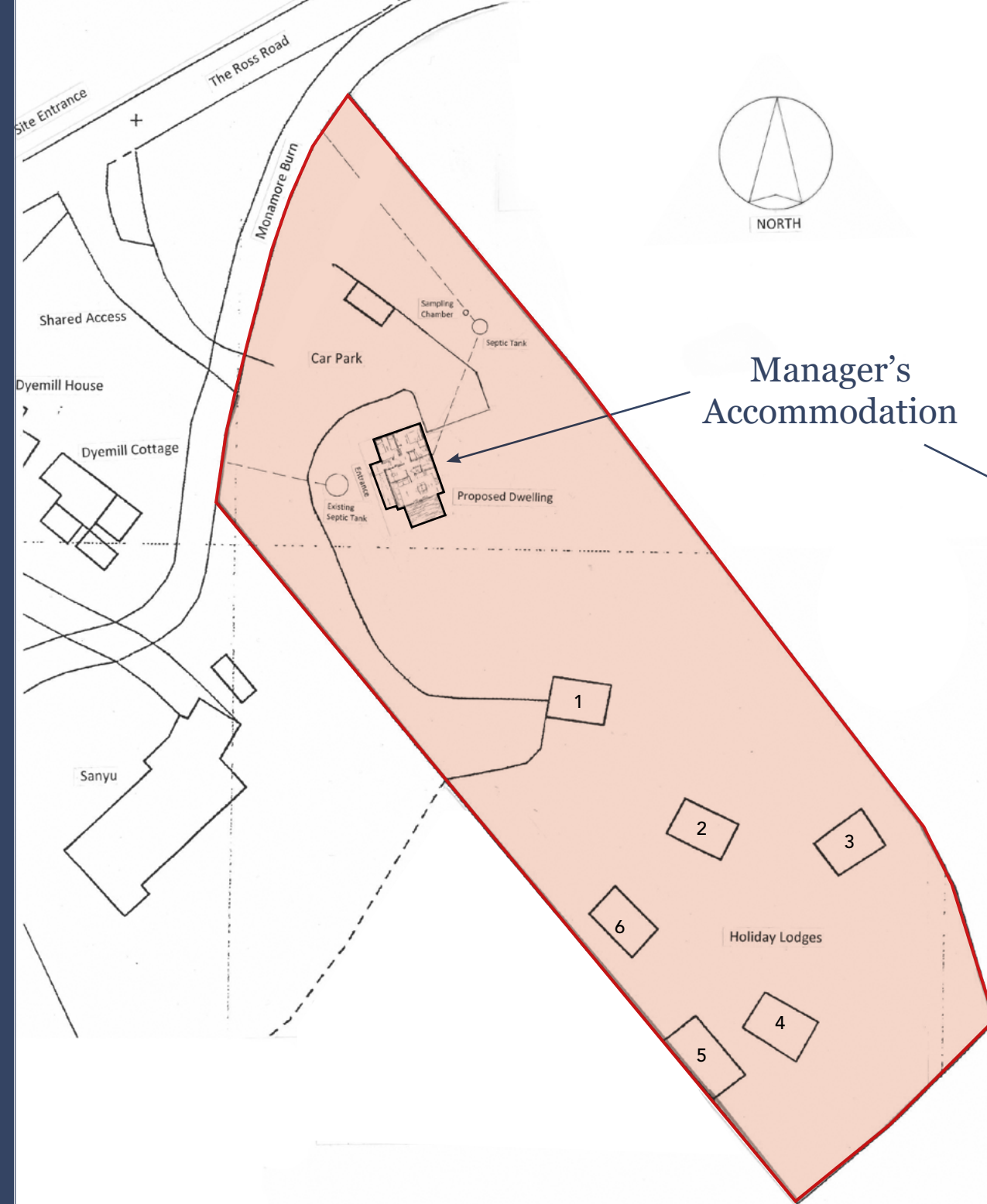
Planning has been approved (N/23/00636/PP) for the erection of manager's accommodation & reception office in a single storey setting more akin to the existing lodges on site.

Design has been based upon the positive characteristics of the existing lodges by utilising a shallow pitch roof finished in natural slate, natural timber board wall finish and dark grey windows and door frames to allow the building to assimilate easily within the woodland setting.

The floor plan allows for a double and twin bedroom, family bathroom and an open plan lounge/kitchen/diner – which opens onto a southerly facing deck through glazed patio doors. The southerly aspect will maximise natural lighting and solar gain. There is also a small reception area and office.

NB - Copy of planning notice available upon request

Planning has been approved for the erection of manager's accommodation and reception office

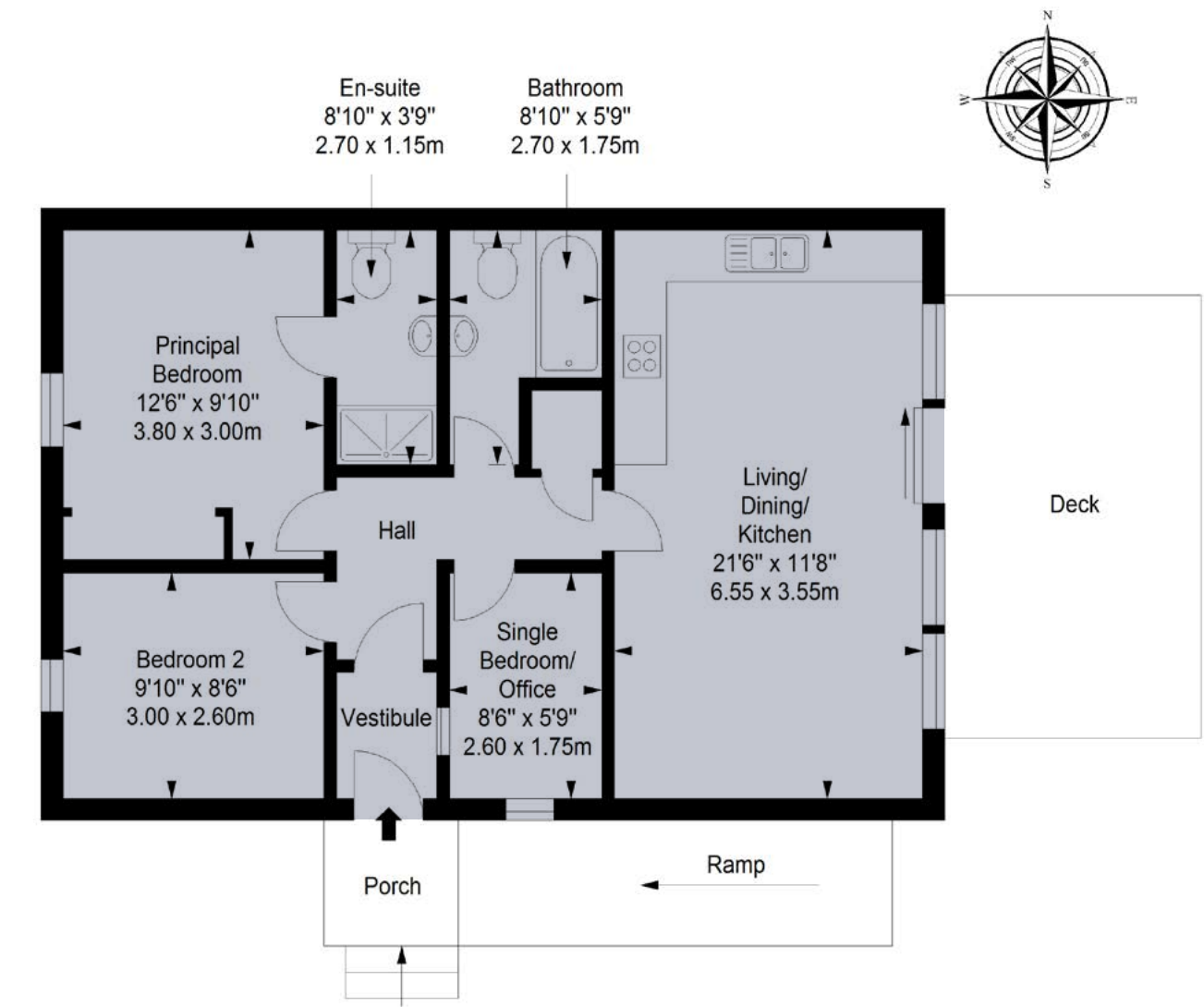


Manager's Accommodation

Proposed manager's accommodation

Approximate total area:
65.3 sq. metres (702.9 sq. feet)

The floorplan is for illustrative purposes. All sizes are approximate.





Lodge 1



The opportunity

An exciting business opportunity with development potential

The site and lodges offer an ideal proposition for those looking to run a business on the island, and it is currently open from mid-March to the end of October, as well as in November by arrangement. It has also been open during some off-peak times (such as New Year) in the past. The original plans for the site were for ten lodges and this could still be an option, subject to the correct permissions, as well as reinstating two static caravans.

Rental figures are approximately £400 to £500 per week, depending on the season, plus electricity via a £1 coin meter in each lodge (typically £20-30 per week). The rateable value is £18,200, and the owner paid £600 non-domestic rates in 2023.

*** Accounts available upon formal note of interest.**



Lodge 3

The site

A 1.7-acre (0.69HA) site surrounded by lovely natural woodland

The private, secluded site is nestled within lovely natural woodland, offering a tranquil haven that is sure to appeal to tourists and visitors to the island. It is situated south of the Monamore Burn and set on rising ground within a distinctly mature woodland setting on the edge of a traditional patchwork of small agricultural fields. The rural scene is characterised by traditional farmhouse buildings, some of which have been converted into holiday lettings. Although fully contained within the mature woodland there are views to be enjoyed across the Monamore Burn to the open grassland farmland beyond and the iconic Ross Hill.

The site has a car park for residents and staff, with a small storage shed adjacent used for ground maintenance equipment and general storage. The storage shed also has a laundry and activity room for guests, containing a washing machine, tumble dryer, DVD's, books, indoor and outdoor games and beach essentials.





Property Name

Dyemill Lodges

Location

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North Ayrshire, KA27 8NT

Approximate total area:

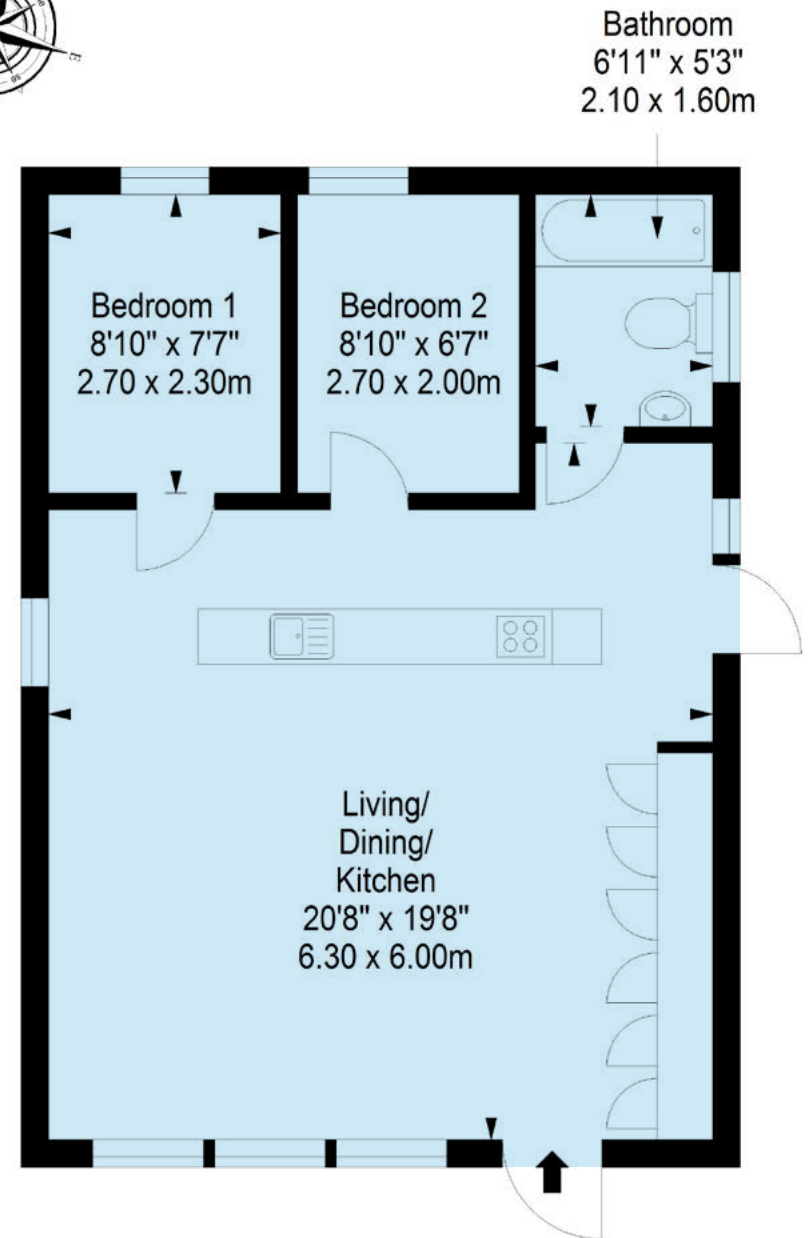
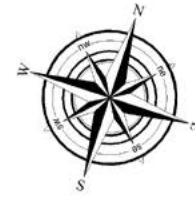
51.3 sq. metres (552.2 sq. feet)

Lodges



The floorplan is for illustrative purposes. All sizes are approximate.

Typical layout of Existing Lodge



Lodge 1

glenisle
hotel & restaurant

Don't miss out! **20% DISCOUNT**

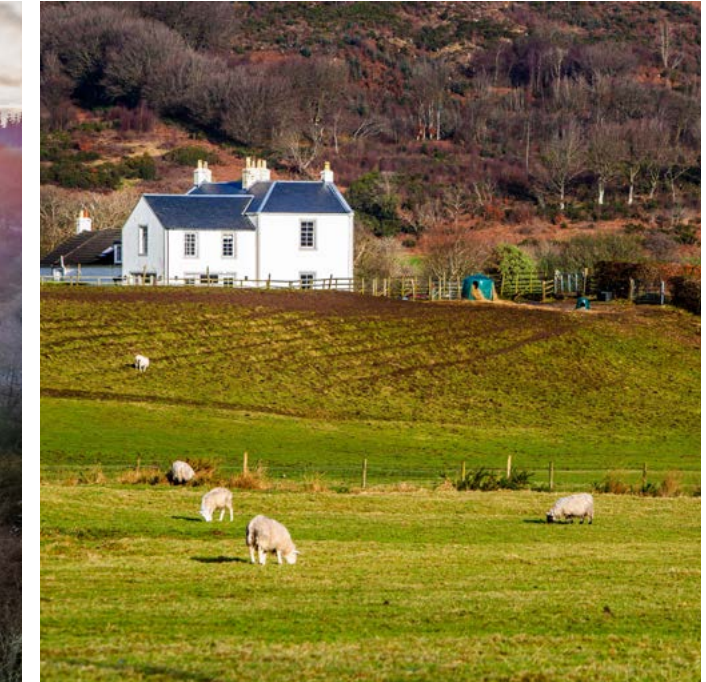
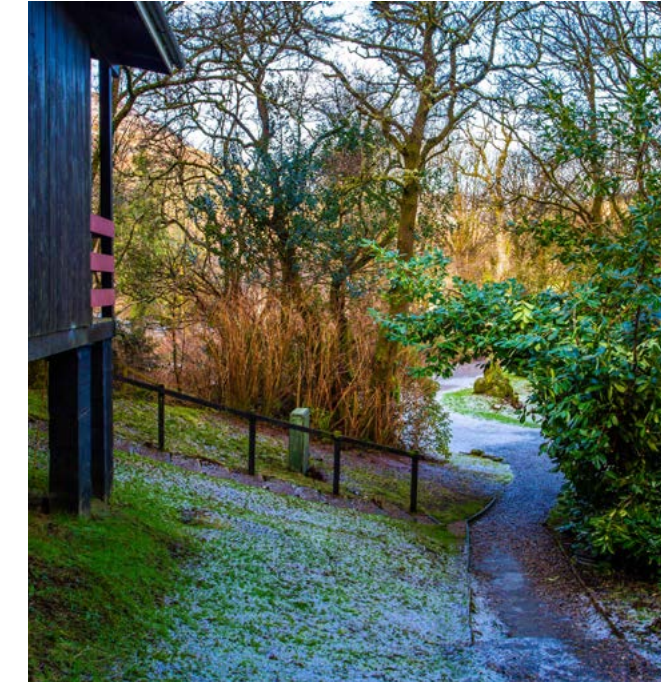
If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code **WATERMANSGLLEN20** to enjoy a 20% discount



Dyemill History

The first recorded information of Dyemill on Arran was from 1758. This was regarding the then tenant David Troy.

In 1768 his lease of 4 pounds 3 shillings and 10 pence expired and was eventually renewed in 1770 for £6 – a big increase. This was increased along with the addition of ten acres of land to £10 per year in 1772. In 1778 Troy attempted to get a plot nearer the shore but he did not like the conditions offered and stayed at the old Dyemill site.

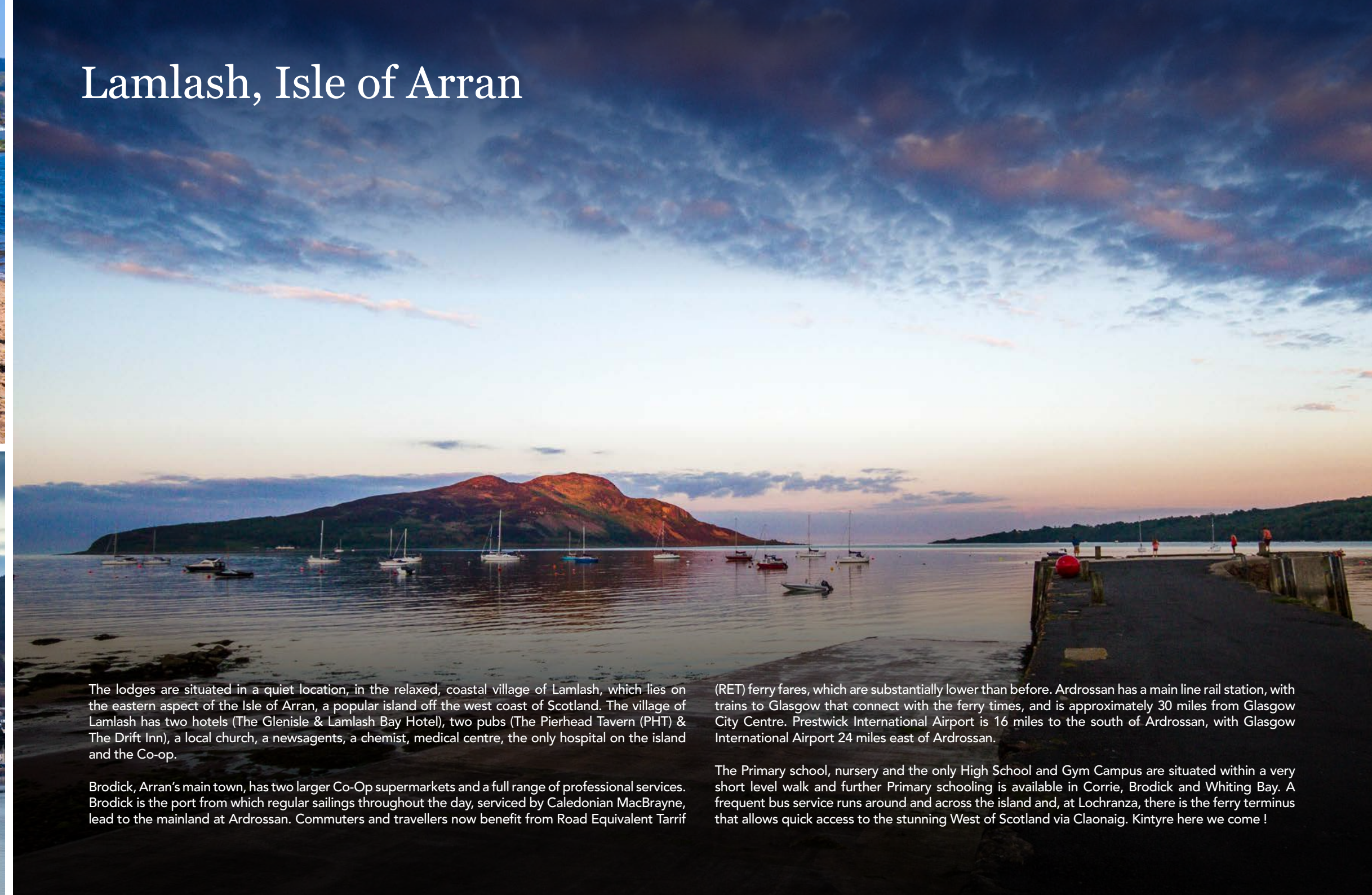
The mill was not always a dye mill but was in fact a waulk mill. A waulk was a method of taking fabric, especially tweed, and making it denser and more felt-like by soaking and beating. In 1807 it seems the process was changed to dyeing. With the cloth being described as “far from inelegant”! In 1812 the place was referred to as handling flax. The census of 1841 lists a Nicol McNicol as a dyer and head of the house, and he also seemed

to employ an assistant, so the business must have been thriving. Twenty years on, his son Daniel was a dyer and his daughter Margeret was a carder and wool spinner. In 1884 the house is described as a Carding Mill, and Nicol was then 73 (he died in 1887). An 1891 census states all three daughters were wool carders but the mill closed not long after at the turn of the century. The family however stayed in situ, with the water wheel remaining for a considerable time. Miss Margaret McNicol died in 1932.

The mill was in operation for a considerable time with the clothiers always seeming able and willing to adapt to changes. Today we can still see where the mill wheel would have been situated.



Lamlash, Isle of Arran



The lodges are situated in a quiet location, in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a local church, a newsagents, a chemist, medical centre, the only hospital on the island and the Co-op.

Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif

(RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

The Primary school, nursery and the only High School and Gym Campus are situated within a very short level walk and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come !



Watermans

Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

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