



Watermans

Plots 1, 2 and 3, Glencloy Road, Brodick  
Isle of Arran, North Ayrshire, KA27 8DA



## Plots 1, 2 and 3, Glencloy Road

On offer are three self-build plots in Brodick on the Isle of Arran, centrally located opposite the golf course and a short distance from the Auchrannie Resort. The plots, number 1 in particular, enjoy lovely views over the golf course and Brodick Bay, also encompassing Goatfell. With self-build becoming increasingly popular, especially on the island, these plots are sure to be in high demand and offer an exciting opportunity for the buyer to build a modern house to their own requirements, either to live in full time, as a second home, or for the rental/holiday let market.





The plots come with planning permission for three detached houses (12/00537/PP) which is now crystallised and will not expire. A building warrant was obtained in 2016 for the three houses, although this has since lapsed. As such, detailed warrant plans are available and could be updated fairly easily. There is, of course, an opportunity for the buyer to personalise the plans to suit their own requirements. There is also valid planning permission for a large single house across the three plots which was obtained in 2021 by an interested party (21/01156/PP). The site benefits from mains connections and previously had a workshop and several small buildings which have already been demolished.

Viewing: By appointment call [07961 202906](tel:07961202906) to arrange.

## Plot Summary

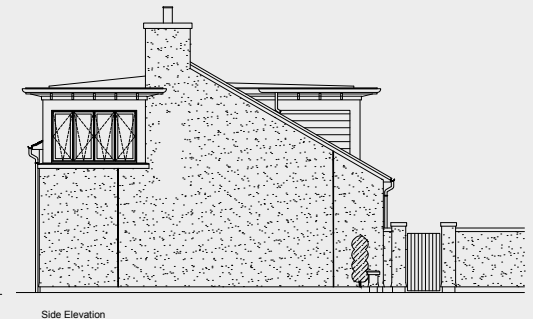
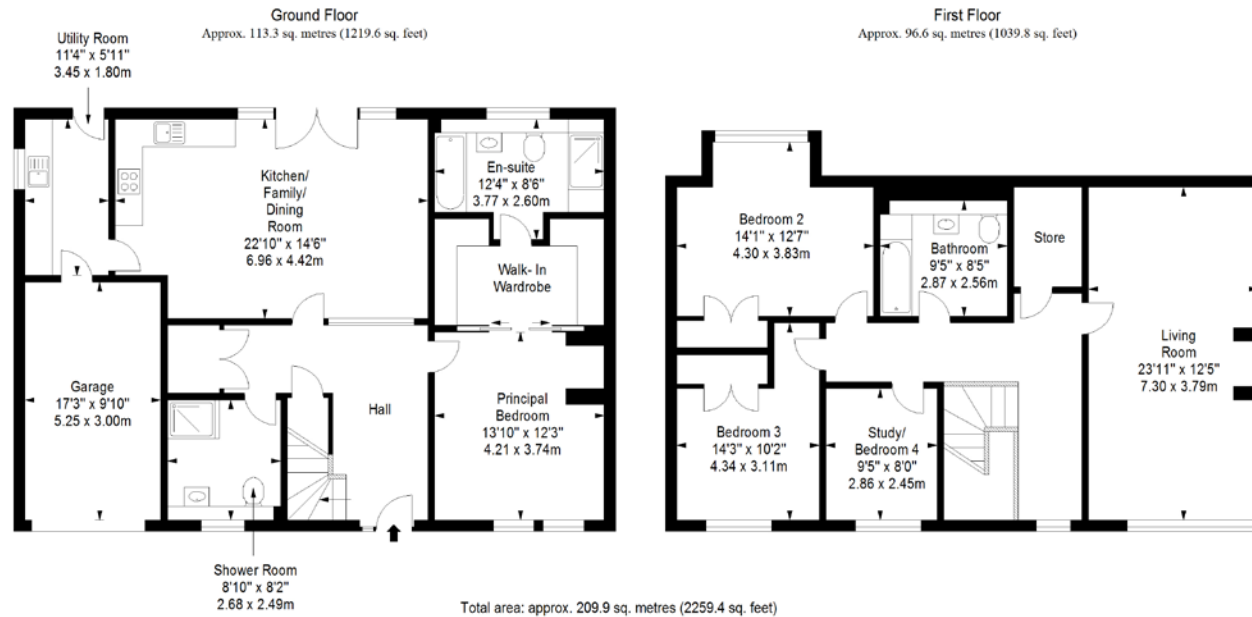
- Three building plots in Brodick
- Planning permission in place
- Fantastic opportunity to build a permanent home, second home, or rental property
- Detailed plans for three detached houses
- Opportunity to personalise plans to suit own requirements
- Mains water, electricity, telephone and sewer connections available
- Central location in Brodick
- Views of Brodick Bay and Goatfell



# The current plans for the detached house on Plot 1 include:

**Ground floor** - a large entrance hall with built-in storage, an open-plan kitchen/family/dining room, a utility room, a principal bedroom with a walk-in wardrobe and a four-piece en-suite bathroom, a separate shower room, and an integral single garage.

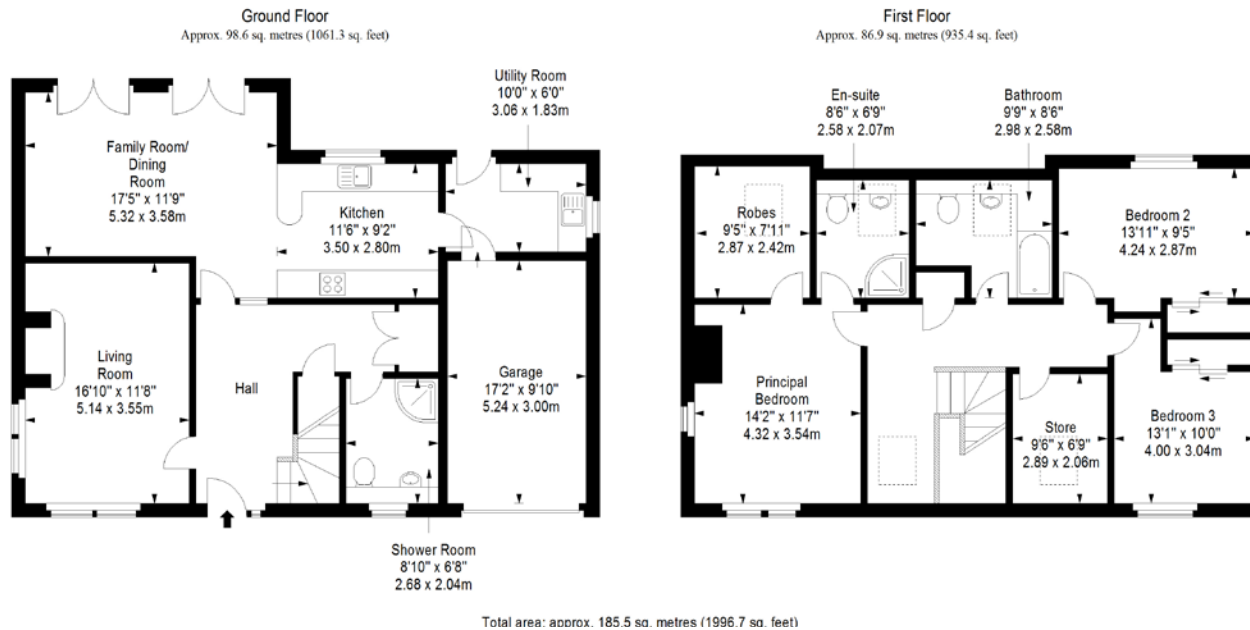
**First floor** - a large living room with exceptional views over the golf course and Brodick Bay, two further bedrooms, a fourth bedroom/home office, and a family bathroom.



# The current plans for the detached house on Plot 2 include:

**Ground floor** - a large hall with built-in storage, a living room, an open-plan kitchen/family/dining room, a utility room, a shower room, and an integral single garage.

**First floor** - a principal bedroom with a walk-in wardrobe and an en-suite, two further bedrooms with built-in wardrobes, a family bathroom, and a large store.



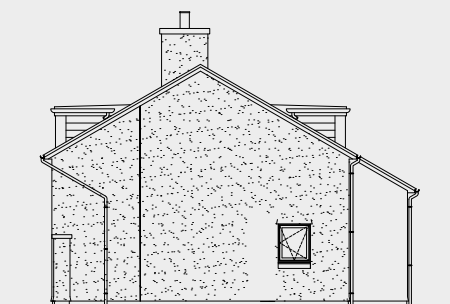
Front Elevation



Rear Elevation



Side Elevation

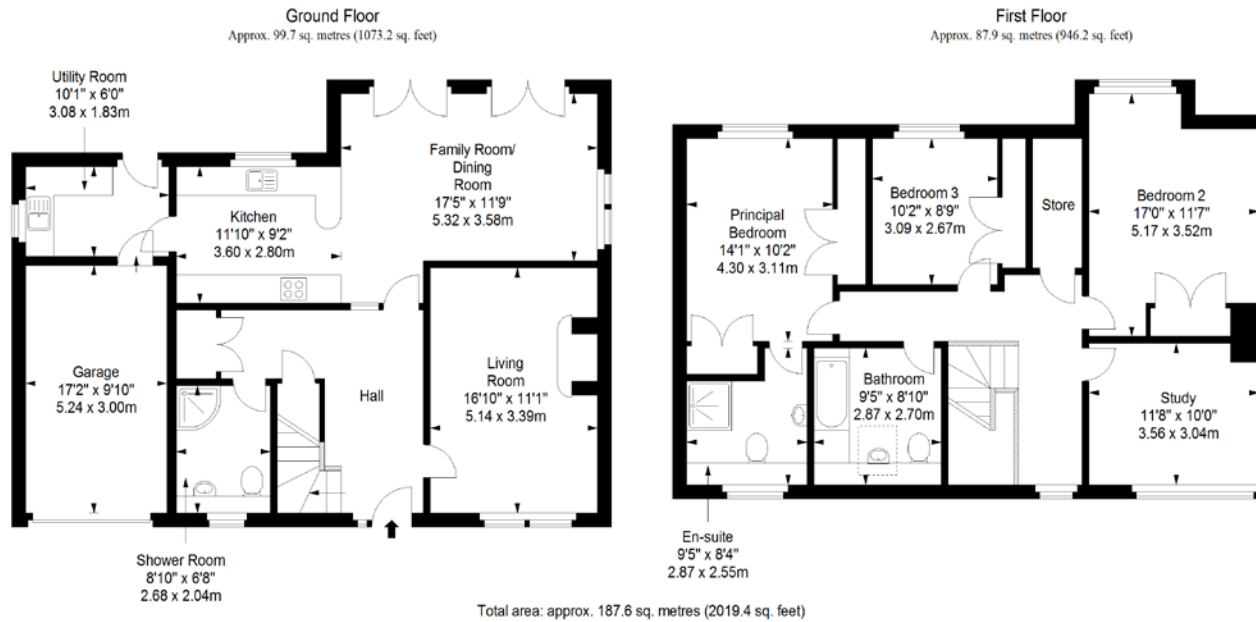


Side Elevation

# The current plans for the detached house on Plot 3 include:

**Ground floor** - a wide entrance hall with built-in storage, a living room, an open plan family/dining room and kitchen, a utility room, a shower room, and an integral single garage.

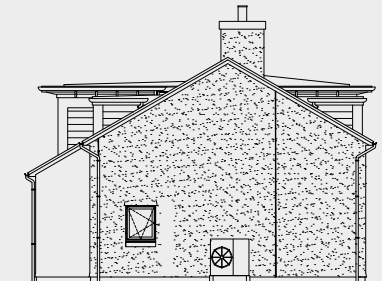
**First floor** - a principal bedroom with a built-in wardrobe and an en-suite shower room, two additional bedrooms with built-in wardrobes, and a study/fourth bedroom.



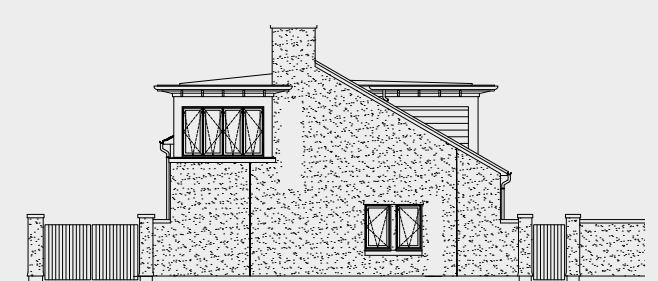
Front Elevation



Rear Elevation



Side Elevation



Side Elevation



## The area

These rarely available building plots are well positioned in the village. The Isle of Arran (aka "Scotland in Miniature") has everything to offer – a welcoming community, forest trails and mountain peaks, sheltered beaches and a vast range of local heritage, crafts and produce.

Brodick, Arran's capital, has two Co-op supermarkets, a great selection of individual shops, restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre. Brodick Castle, with its world famous gardens, and the Auchrannie Spa Hotel (within a very short stroll). with its two swimming pools and all its amenities, including a beauty salon if you fancy some pampering are close-by. The Heritage museum, Cheese shop, Arran Aromatics and Brewery are all within a short walk - where you can also pick up the start of the Goatfell path.

Brodick hosts the island's main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrossan has a mainline rail station, with direct 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.





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