



Watermans

# 3 x Self-build plots

South Newton, Lochranza, Isle of Arran  
North Ayrshire, KA27 8JF

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## Three exceptional building plots

A rarely available opportunity to purchase a significant and sought-after plot of land along Lochranza's stunning Newton Shore, situated beside the coast amongst beautiful scenery, including panoramic views over the Firth of Clyde. There are four plots in total, with three for sale (the northern plot having already sold). Each plot measures roughly 35m wide x 45m deep to allow ample space for a substantial house with surrounding gardens and off-street parking. The outline planning permission for plots and access has been approved.

### Plot Features

- Three fully serviced building plots for sale
- Measuring roughly 35m wide x 45m deep
- Situated in the picturesque village of Lochranza
- Panoramic views over the Firth of Clyde
- Approved outline planning permission for plots
- Zoned in a General Urban Area for planning
- No conservation designations cover the site
- Freedom to create your own house design
- Mains access to electricity, water and BT



## Site Description

Situated in Lochranza, towards the northern end of Newton Road, the site of the plots is visually stunning, occupying a highly desirable position in the village against a backdrop of green rolling hills and an eye-catching cliff that rolls down to the rugged coast with its sapphire-blue waters. The site lies within the breath-taking North Arran National Scenic Area and is relatively flat and open, providing panoramic coastal views that are truly inspiring. It also has a charming coastal pathway to the Whins, which will be realigned and upgraded.

It is an amazing location for a forever family home or even a second holiday home, providing an idyllic coastal lifestyle in a relaxed and friendly village. Buyers also enjoy the freedom to develop their own property designs and plans, to create the house of their dreams. And when it comes to design proposals, there should be additional freedom in the style, size, and architecture as the site is zoned in a General Urban Area and there are no tree preservation orders (TPO) or other conservation designations covering the site.

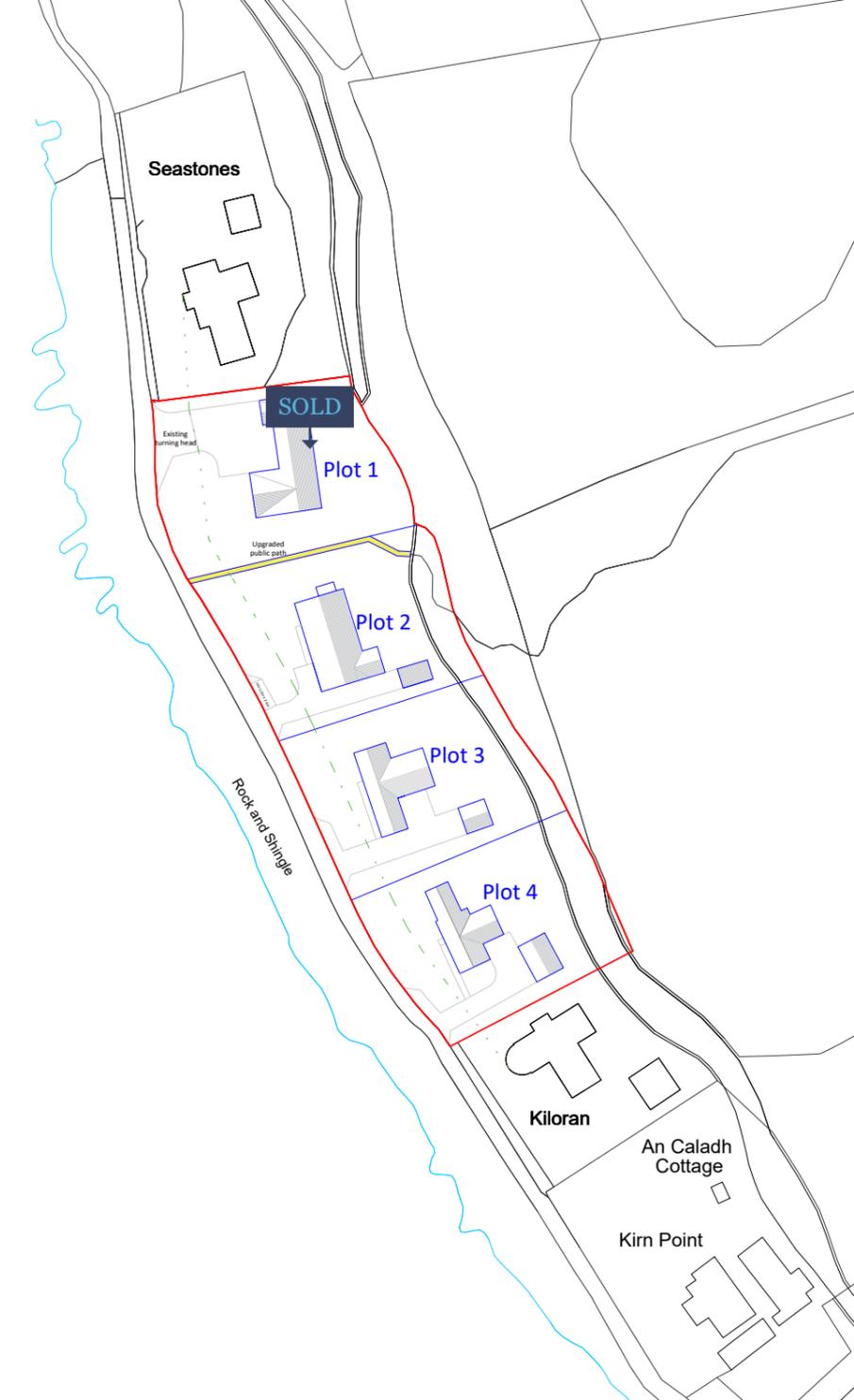


## Proposed Development

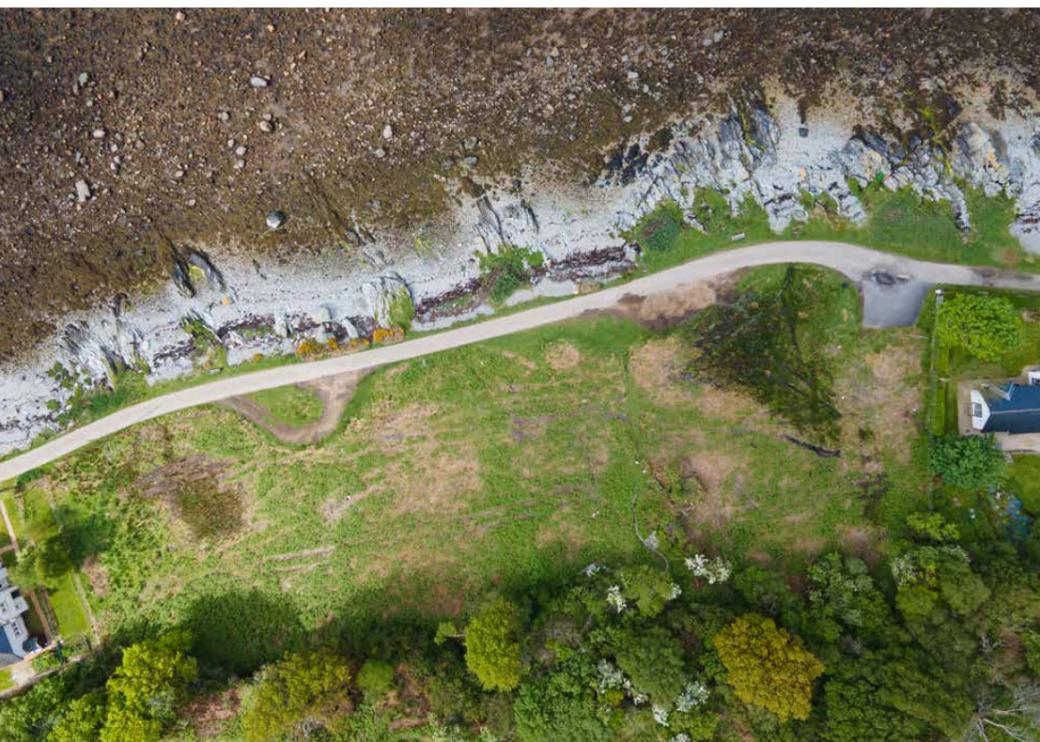
The three large plots each measure approximately 35m wide x 45m deep to provide generous living accommodation for families, as well as ample gardens and off-street parking. The plots follow a linear development line consistent with the properties on either side of the bay, which ensures a high degree of amenity and privacy.

The house shapes and positions currently shown on the plots and site maps are purely for illustration purposes. As mentioned, buyers of each plot will be given the freedom to create their own detailed house designs, allowing you to develop an ideal residence bespoke to your own personal needs. Whilst the house designs are subject to planning permission (STPP), it should be possible to incorporate modern components and architectural styles, but at the same time remain in harmony with the neighbouring properties. It is an excellent and rarely available opportunity in this area to create a very special residence directly beside the coast.

For added convenience, each plot will have mains access to electricity, water, and BT. However, similar to other properties along Newton Road, a private drainage system (eg. septic tank) will be required as there is no mains sewer. It is worth noting it may be possible for buyers to share a system – for those who wish to do so, we can assist relevant parties in making contact.



“Buyers enjoy the freedom to develop their own property designs and plans, to create the house of their dreams”



# Lochranza

Lochranza is thought to be the most scenically attractive of Arran's villages and is sheltered by the surrounding hills. The village focal point is Lochranza Castle, which sits on a shingle spit.



On the southern side of the loch, other attractions include the Isle of Arran Distillery, which began production in 1995, the large population of red deer, golden eagles, seals and otters and a 11-hole golf course. There is a ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come ! The village has an active local community, post office, surgery and the 'Stags' restaurant, which is renowned for excellent food. The Lochranza Hotel has been purchased by the local community (December 2022) and plans to re-open during 2023. Primary schooling is available at the nearby village of Pirnmill, with secondary schooling in Lamlash.

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.





## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0141 430 7055

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5–10 Dock Place, Leith, EH6 6LU  
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### Glasgow

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