



Plots 1,2, 3 & 4,  
Site to NE of  
Old Coastguard House,  
Kildonan, Isle of Arran,  
North Ayrshire,  
KA27 8SD

Please contact us for  
more information:

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## Property Summary

Offering an exciting opportunity to self-build in an outstanding location on the Isle of Arran, these four building plots in Kildonan, with wonderful views towards Ailsa Craig and Pladda, provide their buyers with potential to create their dream island home, second/holiday home, a rental investment, or for a developer to build a property to sell, with planning permission agreed in principle.

The plots are very competitively priced and are sure to be in high demand, with self-building on the island at an all-time high. The plots are situated in the popular village of Kildonan, just a short stroll from the beach which is a haven for otters, seals, and other wildlife, undoubtedly appealing to those who love spending time outdoors, especially by the sea. They are also just a short drive from Whiting Bay, where everyday amenities, cafes, and a golf course can be found, as well as being within easy reach of the rest of the island.

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## Features

- Four building plots in Kildonan
- Wonderful views towards Ailsa Craig and Pladda
- Situated a short stroll from the beach
- Planning permission agreed in principle
- Competitively priced
- Exciting opportunity to build a bespoke home
- Perfect for bungalows or 1.5-storey villas
- Allows for homes with approx. 130-140m<sup>2</sup> floorspace, 3/4 bedrooms





“Four building plots in  
Kildonan with views towards  
Ailsa Craig and Pladda”







The plots, subject to planning permission, would lend themselves perfectly to bungalows or 1.5-storey detached villas with floorspaces of approximately 130-140m<sup>2</sup> and 3/4 bedrooms, allowing the buyer to create a truly bespoke home to be enjoyed for many years to come. Services are not connected but we understand they are in the immediate vicinity.

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#### PLANNING PERMISSION CONTACT:

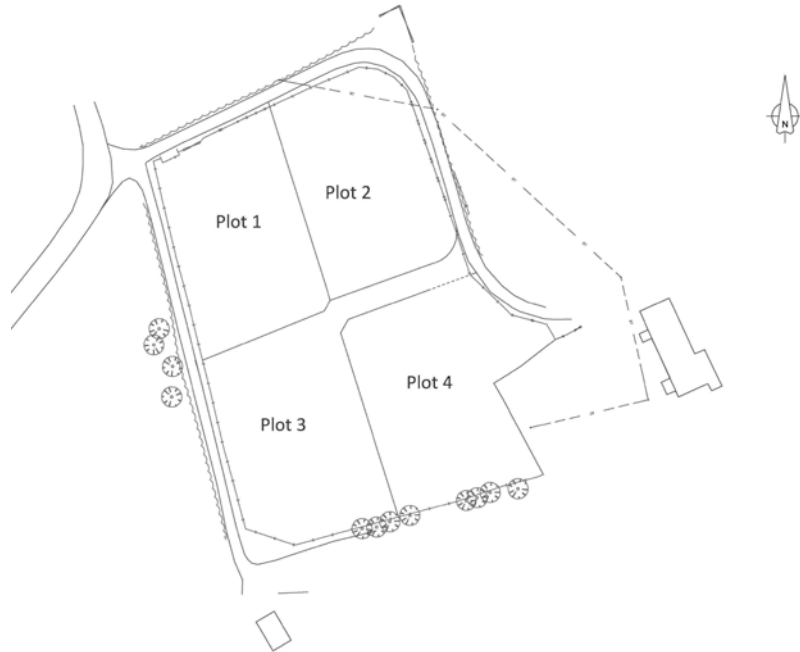
**Neil McAteer is planning officer at North Ayrshire Council.**  
Any questions regarding build/design/size etc - please make contact - [nmcaateer@north-ayrshire.gov.uk](mailto:nmcaateer@north-ayrshire.gov.uk)



## The Area

These plots have a wonderful position within Kildonan, with far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig. These plots are situated on the south of the Isle of Arran, in the village of Kildonan. This pretty village is off the main coast road. It has a sandy beach within a short stroll and a bar/restaurant, which is within walking distance from the plots. Kildonan is a haven for otters, seals and a wide range of other wildlife. Kildonan also boasts Yellowport harbour, a sheltered mooring for small boats, opposite Kildonan village hall. The plots are 4 miles from Whiting Bay, with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, Lamlash has a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamlash Bay. The main ferry port at Brodick (12 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and over looks Brodick Bay. 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. Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. A short drive away is Lagg Distillery, which offers facilities and visitor amenities. Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.

## Proposed plot layout



Offers Over - £69,995

## Price & Viewings

Please refer to our website  
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