



Watermans

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Site to
North of
Darroch



Site to North of Darroch
Park Terrace
Lamlash
Isle of Arran
North Ayrshire
KA27 8NB

Please contact us for
more information:

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Property Summary

Offering an exciting opportunity to self-build, this building plot (approx. 600sq.m.) comes with planning permission already approved, allowing the buyer to hit the ground running and create their own dream home, or alternatively sell on. The plot and plans would be ideal for those looking to build a home to live in full-time, a holiday home, a holiday/short-term let, or for a developer to build and sell. The plot is situated a short walk from the centre of Lamblash village.

Building plots on the island are, as always, in exceptionally high demand, so this plot (with approved plans) is sure to be popular. The plans (ref:N/23/00488/PP with North Ayrshire Council) are approved for the erection of a three-bedroom detached dwelling house occupying approximately **115sq.m.** The site is not currently serviced but all services are in the immediate vicinity. The home will be distinctive and contemporary, yet sympathetic to the surrounding area. It draws upon the existing landscape and topography, being positioned to minimise the amount of land shaping and maximise the retained planting.

Features

- Building plot in the village of Lamblash on the Isle of Arran
- Plans approved for a three-bedroom detached house
- Planning permission ref N/23/00488/PP with North Ayrshire Council
- The house (once constructed) will comprise:
 - Entrance hall with a WC
 - Open-plan kitchen, living and dining room
 - Family room/bedroom 3
 - Two further double bedrooms
 - Family bathroom
 - Private gardens
 - Private driveway
- Services in immediate vicinity
- Designed to be sympathetic to surrounding area

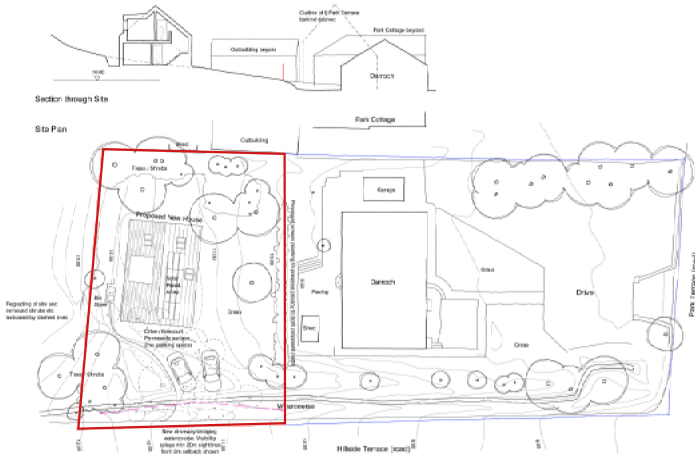




“exciting opportunity to self-build, this building plot comes with planning permission already approved”







It will also enjoy exceptionally easy access, being set back from Hillside Terrace to provide an entrance driveway leading to the street facing the entrance elevation of the house. The third bedroom will be located on the ground floor, offering flexibility and options for use, alongside a WC that can easily be repurposed as a shower or wet room – ideal for those requiring a ground-floor bedroom and washing facilities. A bathroom on the first-floor will serve the remaining two bedrooms. The plans also show a fabulous open-plan kitchen, living and dining room with a separate utility room.

Externally, in addition to a private driveway for off-road parking, the home will be accompanied by private garden grounds.

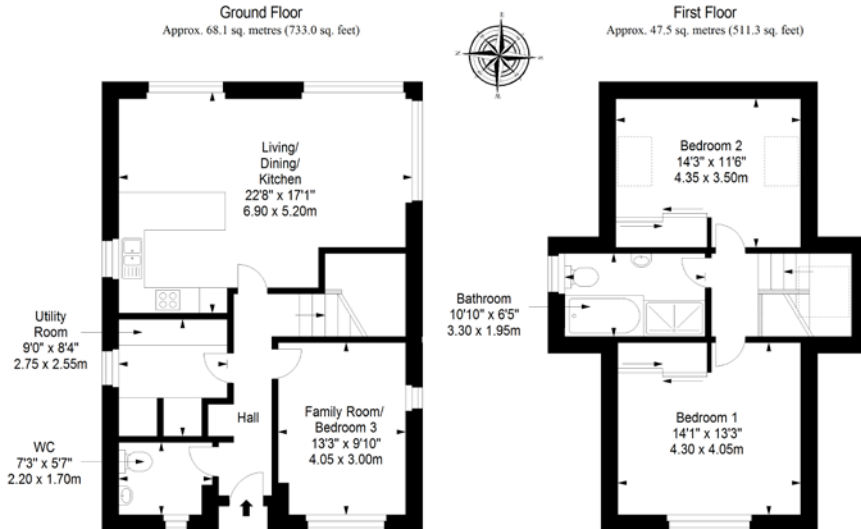
NB - Drawings & Planning Notice available upon request



Lamlash

This building plot is situated in a prime position, 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 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 walking distance 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 !

Proposed floorplan



Total area: approx 115.6 sq. metres (1244.3 sq. feet)

If you are visiting the Isle of Arran to view this plot, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using 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 quote **WATERMANSGLLEN20** when booking your table or requesting the bill.

Price & Viewings

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www.watermans.co.uk

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Glasgow

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