



The Lookout
Main Road
Lamlash
Isle of Arran
North Ayrshire
KA27 8JN

Please contact us for
more information:

01770 461682
westcoast@watermans.co.uk

An aerial photograph of a residential street. A white callout box with a blue diamond icon and the text "The Lookout" is positioned in the upper center. A thin white line extends from the box to a specific plot of land in the middle of the street. The plot is a rectangular area of grass and dirt, situated between a large white building on the left and a red and white building on the right. A road with white dashed lines runs horizontally across the bottom of the image. A white van is driving on the road. The background is filled with dense green trees and foliage.

The
Lookout



CGI of Completed Development



CGI of Completed Development



Property Summary

An exciting and unique opportunity has arisen to purchase this building plot with planning permission obtained for six luxury apartments on the desirable Isle of Arran. The site is situated in the heart of the village of Lamlash, almost adjacent to the Holy Isle ferry jetty. The plot has previously housed a building which incorporated a bank and three flats, and the planning inserts a replacement building onto this open site, that is reflective of the scale and massing of the previous structure. Great effort has been taken to present a design that complements the adjacent buildings and the setting within the street scene, taking into account that the site lies within an established conservation area.

[View planning documents here](#)

Features

- Premium development opportunity in Lamlash on the Isle of Arran
- Approved planning permission for six luxury apartments
- **Planning ref: 23/00409/PP** (north-ayrshire.gov.uk)

Once constructed, the development will comprise:

- 2 x 1-bedroom apartments
- 2 x 2-bedroom apartments
- 2 x 2-bedroom duplex apartments
- All apartments will boast their own spacious private balconies
- Fantastic sea views will be enjoyed, particularly from the upper floors
- Private parking for nine vehicles in the development
- Building will be accessible by wheelchair users





“Great effort has been taken to present a design that complements the setting of that of adjacent buildings and the setting within the street scene, taking into account that the site lies within an established conservation area”





“Premium development
opportunity in Lamlash on
the Isle of Arran”





“Fantastic sea views will be enjoyed - particularly from the upper floors”



The approved plans are for six apartments arranged over four floors, comprising four two-bedroom units and two one-bedroom units, with the top two floors being occupied by two duplex apartments. All six apartments will boast excellent outdoor space owing to spacious private balconies, offering an opportunity for alfresco seating and full enjoyment of the spectacular sea views that will be on offer, particularly from the upper floors. The development will offer nine private parking spaces, including two disabled spaces, and two under-croft spaces. The building will also be wheelchair friendly.

Once completed, the development is sure to be exclusive due to its quality, size, and location.



Proposed Site Plan



End-Value (once constructed)

This will be a very exclusive development once constructed. High quality modern apartments are at a premium on the island. We would suggest the following end values:

1 Bed Apartments - £200,000/£210,000

2 Bed Apartments - £250,000/£260,000

2 Bed Duplex Apartments - £325,000/£350,000

Total GDV - £1,550,000/£1,640,000

NB: Armitage Construction, who are based on Arran, are prepared to undertake the groundwork for the development. Struan Armitage is prepared to discuss matters on site or over the phone in the first instance. He can be contacted on:

Struan Armitage - 01770 303971 - struan@armitagegroundworks.co.uk


The
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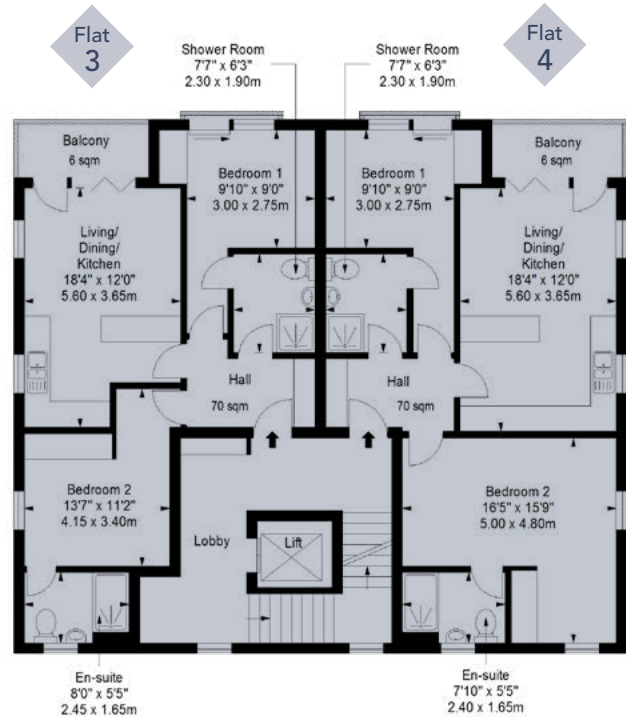
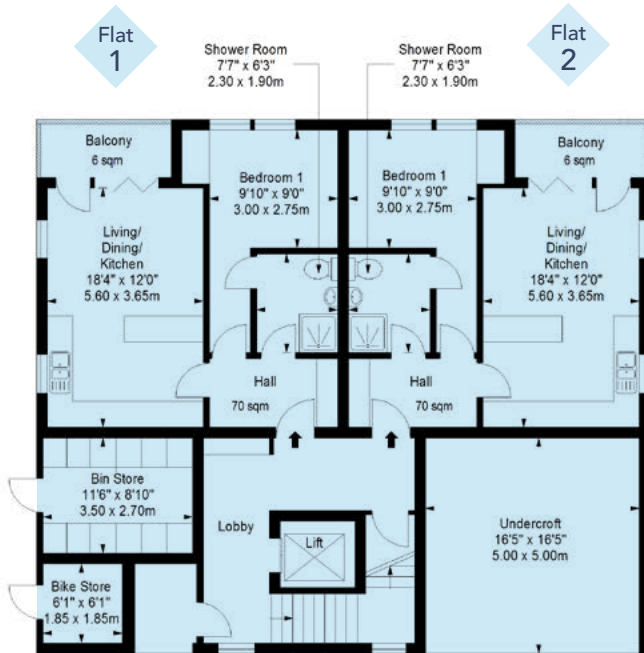




Proposed Floorplans

Ground Floor  First Floor 

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



Accommodation includes an Accessible lift

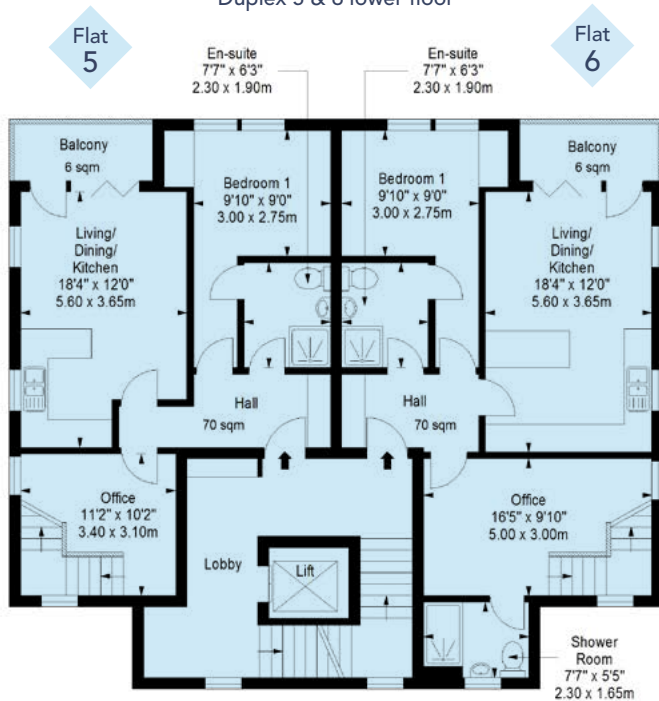


Proposed Floorplans

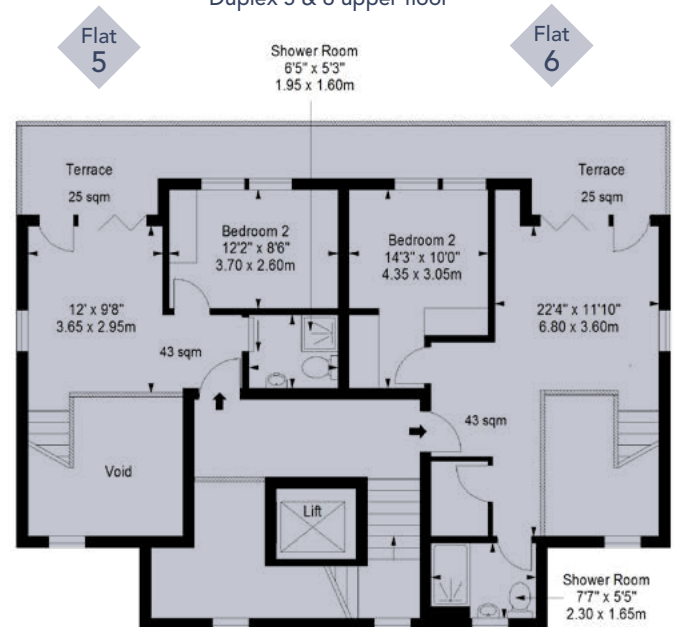
Second Floor Third Floor

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

Duplex 5 & 6 lower floor



Duplex 5 & 6 upper floor



Accommodation includes an Accessible lift



The Area

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 !

The relaxed, coastal village of Lamlash



Price & Viewings

Please refer to our website
www.watermans.co.uk

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0131 555 7055
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Glasgow

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Glenisle hotel: 01770 600559

Use code **WATERMANSLEN20** to enjoy a 20% discount

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 **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner – just mention **WATERMANSLEN20** 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