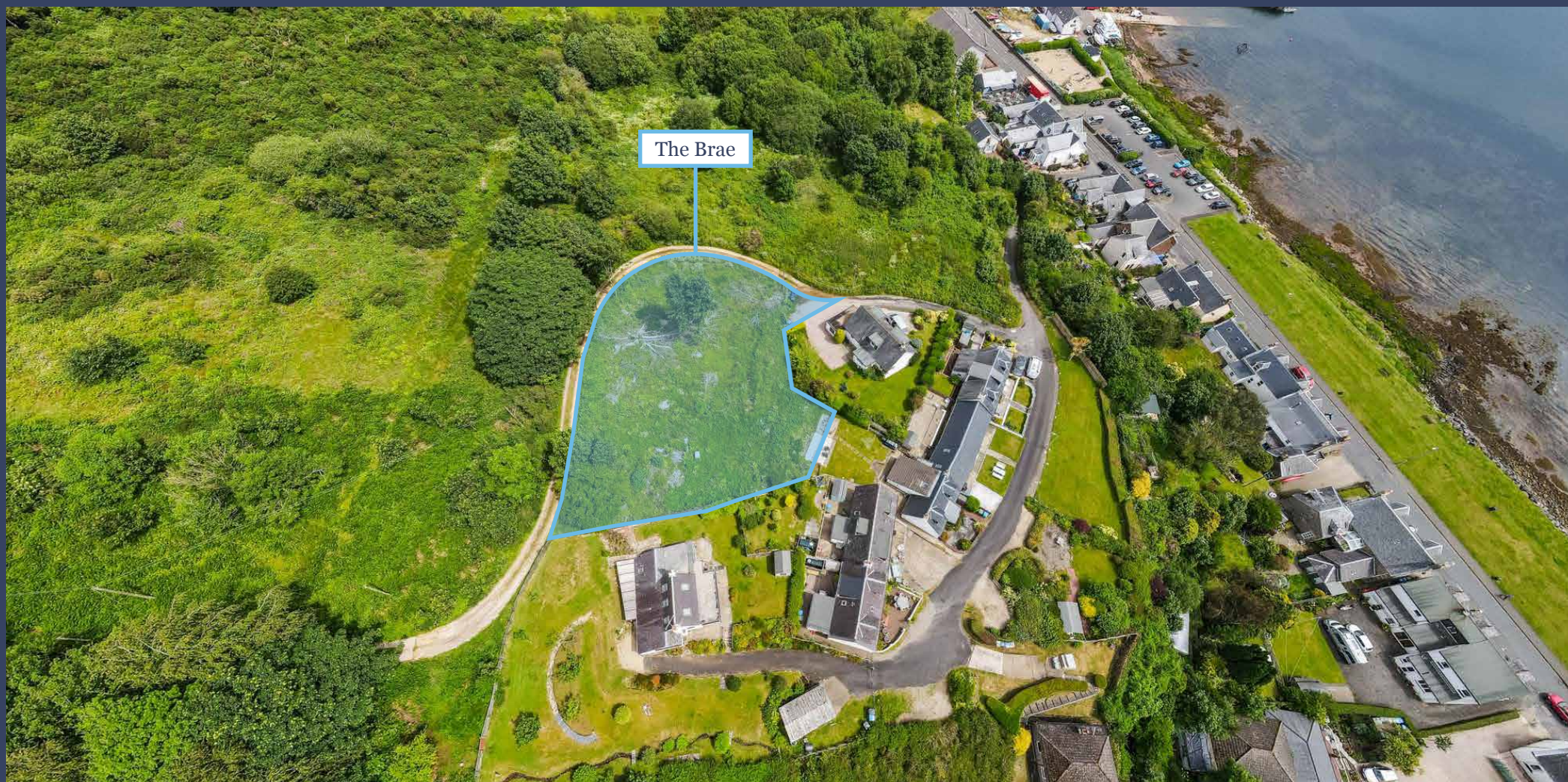


Watermans  
5-10 Dock Place  
Leith, EH6 6LU  
alistairlee@watermans.co.uk

07961 202906  
[www.watermans.co.uk](http://www.watermans.co.uk)







## The plot

This building plot is situated in Lamlash, boasting an elevated position with unrivalled views over the water, the Holy Isle, and beyond. The plot comes with planning permission already in place for a single house with an annexe, however, the site could easily accommodate two large houses side by side or possibly three moderate-sized houses.

With the rise in popularity of self-building, this plot in Lamlash, on the Isle of Arran, is sure to be in high demand. The plot comes with planning permission in place, which remains active due to the demolition of the cottage which was previously on the site. The current planning permission is for a single house with an annexe (N/0700956/PP) with four bedrooms, a wealth of living space, and three bathrooms – an ideal sized house for the modern family. The plans, of course, can be tailored to suit the buyer, allowing you to create a home to your own needs and requirements. Falling within the Lamlash conservation area, any plans submitted would need to meet certain conditions regarding such matters as external finishes. The plot will be ideal for those looking to live on the island permanently, developers to expand their portfolio, or those looking to build a second/holiday home or a house for the rental market. Drawings have also been created to indicate the two alternative site layouts. The topographical survey and plan showing connections to mains sewer and water are available upon request.

The pretty village of Lamlash is situated between Brodick and Whiting Bay and lies in a stunning bay looking towards the Holy Isle. Lamlash is the largest village on the island and is home to a golf club, a yachting club, a supermarket, and Arran's high school and hospital. The area offers fantastic outdoor pursuits, including routes for walking, cycling, and running, and more exhilarating activities such as watersports. The rest of the village is easily accessible from Lamlash, and ferries run to the Holy Isle from April to October.

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











## Plot Summary

- Building plot in Lamlash
- Elevated with lovely views
- Planning permission in place
- Opportunity for alternative site layouts
- Exciting opportunity to self-build to own requirements
- Topographical survey and plan available
- Mains sewer, water, electricity and telephone services available

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“...The plot will be ideal for those looking to live on the island permanently, developers to expand their portfolio, or those looking to build a second/holiday home or a house for the rental market...”

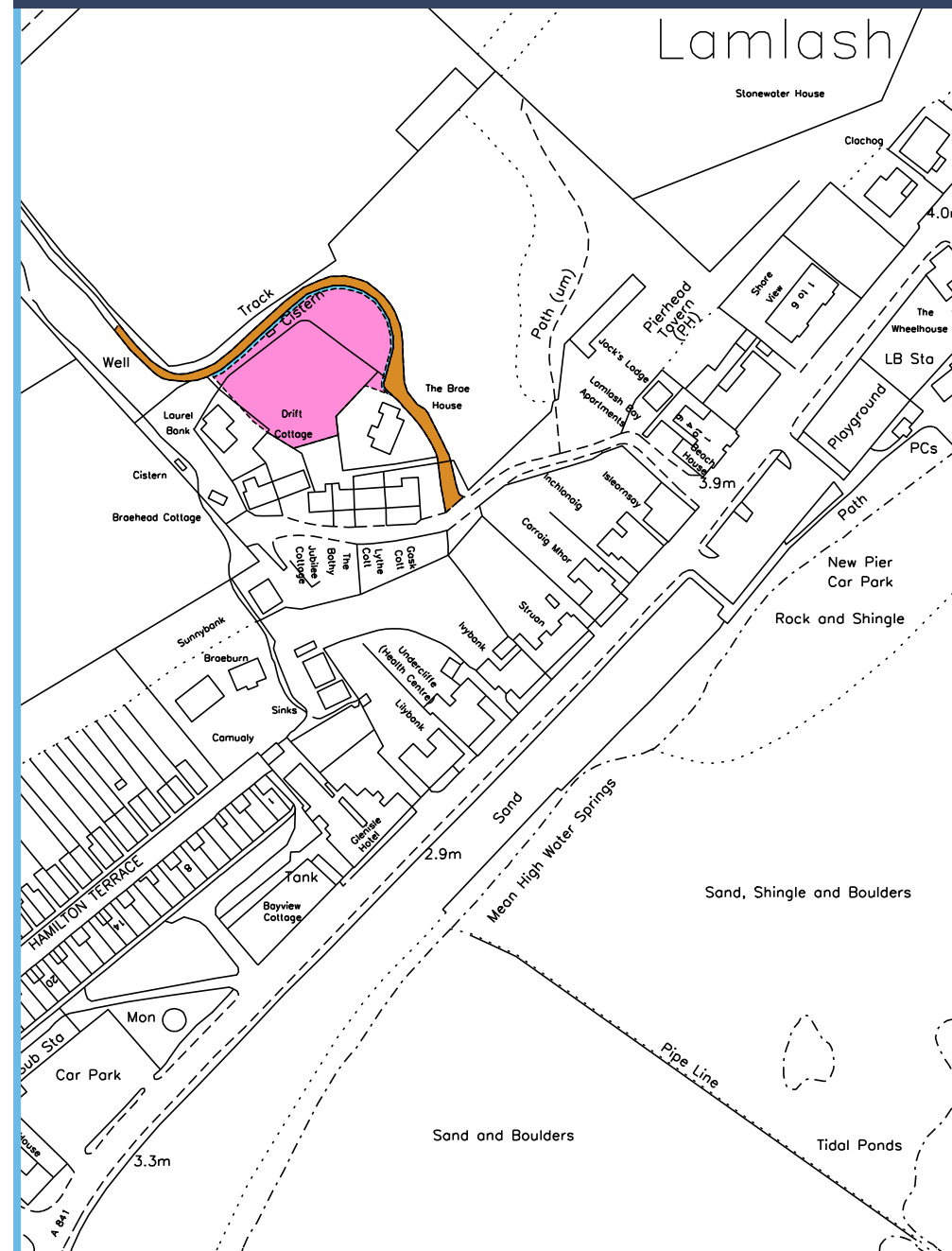




## Block Plan – as Existing



## Location Plan



## Option 1



## Option 2

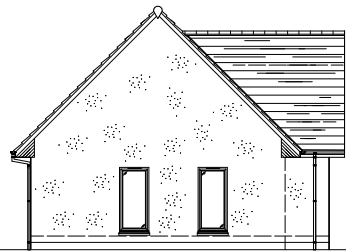


# Potential floorplans and elevations

Please note that these floorplans and elevations are just indicative and many alternative designs are available, whilst working within the constraints of the conservation area. A current theme is increased glazing to take in the outstanding view. There are examples of contemporary properties on Shore Road in Lamlash, which are recently constructed and may provide inspiration. The plans shown were purely for sizing to allow the sellers to consider plot layout/capacity rather than anything they were intending to build.



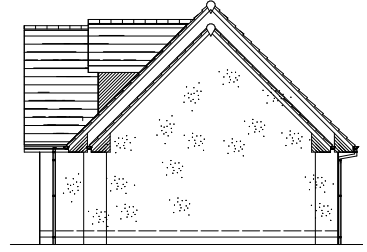
Front Elevation (1:100)



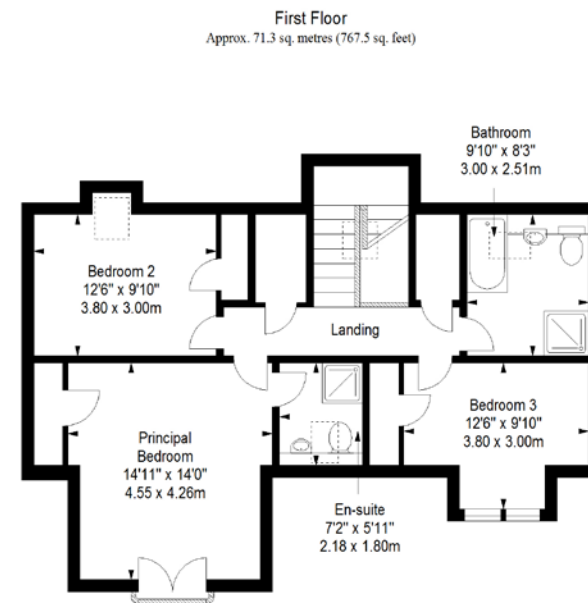
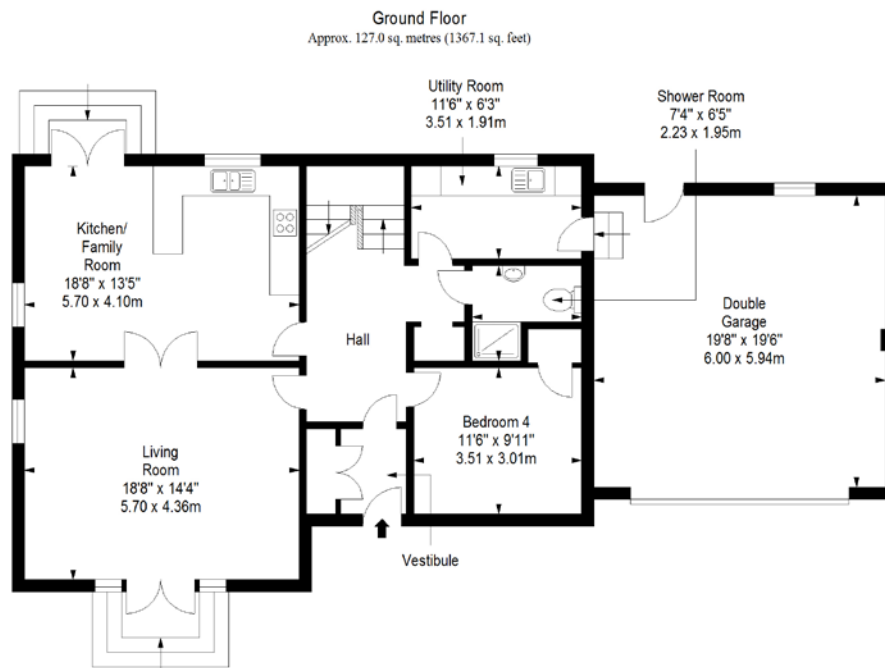
Gable Elevation (1:100)



Rear Elevation (1:100)



Gable Elevation (1:100)



Total area: approx. 198.3 sq. metres (2134.6 sq. feet)





## The area

This elevated 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 local church, 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!





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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.



Watermans  
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[alistairlee@watermans.co.uk](mailto:alistairlee@watermans.co.uk)