



Penlea  
Whiting Bay  
Isle Of Arran  
North Ayrshire  
KA27 8QT

Please contact us for  
more information:

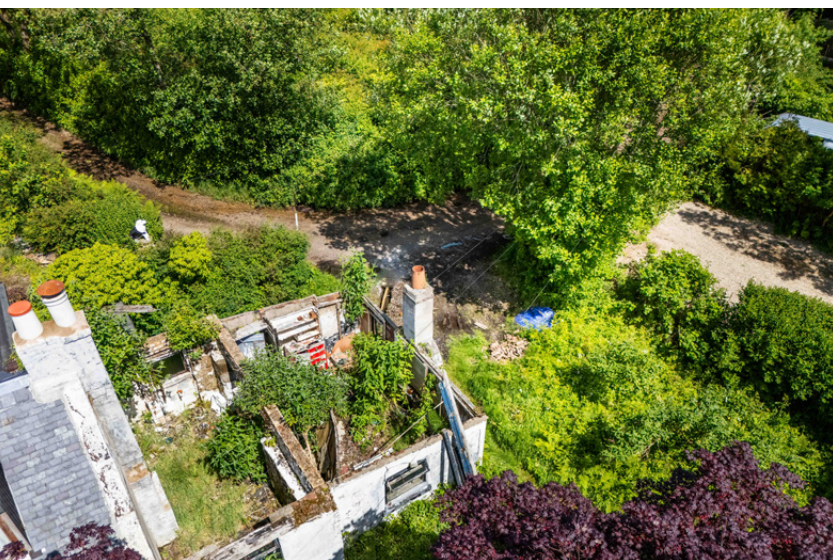
01770 461682  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)





— Site Boundary





## Property Summary

Penlea, a derelict and roofless end of terrace cottage, sits on a very spacious and charming piece of land offering far reaching and elevated views from beyond an additional and substantial timber outbuilding presently situated elsewhere on site. This attractive and rural setting high above the village of Whiting Bay should prove highly desirable. The cottage itself is barely a shell of its former self and whilst derelict (and therefore exempt from any Home Report requirement) could offer some potential to reinstate it to its former glory or alternatively be demolished entirely and replaced elsewhere on the plot (subject to any future and necessary planning consents which have already been favourably considered).

## Features

- Derelict end-terrace cottage with potential for development
- Possibility to demolish and build a new dwelling
- All works would be subject to planning permission
- Situated in a desirable rural setting above Whiting Bay
- Perfectly positioned to enjoy wonderful open views
- Excellent opportunity to create a modern home
- **NB: Adjoining buildings not included**





Penlea





“Situated in a desirable rural setting above Whiting Bay”







Acting as agents for the seller, we are now seeking a proceedable and unincumbered cash buyer to deliver a swift conclusion without the inconvenience of trying to parcel off sections of land or seeking long winded planning approvals for a myriad of possible outcomes. Any purchaser will be required to obtain any suitable planning permission for their own chosen scheme after completion of ownership.

**NB: Adjoining buildings not included**

NB - In principle pre-planning for an extension or re-build of Penlea has been approved and would be dependent upon new plans being submitted. Further clarification on any planning issues can be obtained from North Ayrshire Council:  
**[eplanning@north-ayrshire.gov.uk](mailto:eplanning@north-ayrshire.gov.uk)**



## Directions

From the A841 coastal road in Whiting Bay, drive uphill between the Bowling Green and The Coffee Pot following signs to the Golf Course and follow the S bend to bear firstly around to the right and then around to the left continuing uphill where the road straightens out again. Turn right, again following signs to the Golf Course. At the brow of the hill on the right is a Yellow Grit/Salt box. Turn left into the narrow track opposite this and continue straight ahead. Penlea, can be found on your left as the track starts to turn to the right.

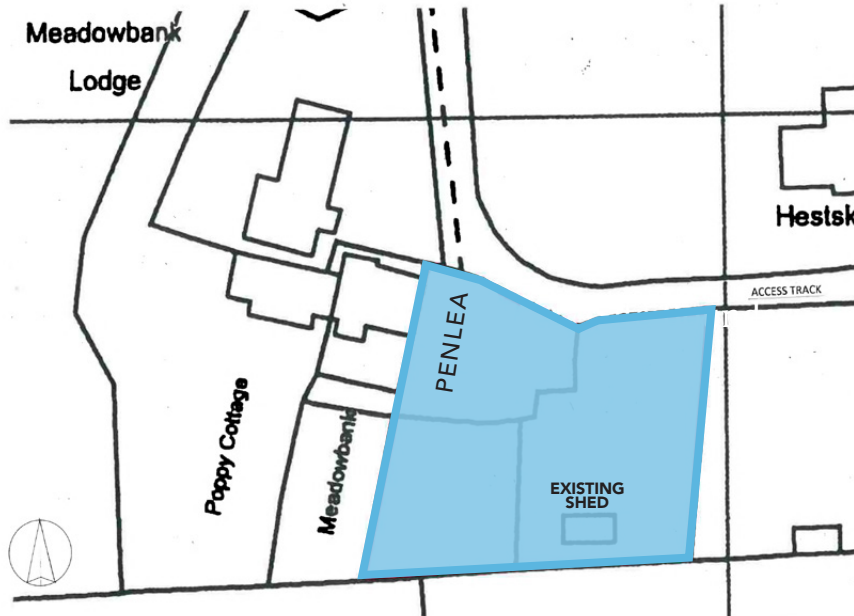
## The Area

Whiting Bay is located on the south east corner of the island and overlooks the Firth of Clyde, with views to the very southern point of Scotland. The village provides a newsagent, post office, pharmacy, two general food stores, café/bar, restaurant, bistro, hardware store and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18-hole golf course. Primary schooling is available in the village and secondary schooling is found at the High School in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline, but also through the forest to Glenashdale Falls. The Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period.

There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is approximately 60 miles in circumference and has some of the finest scenery in Scotland, with excellent walking, rambling and sea and trout fishing. Tourist attractions include Arran Aromatics, Arran Heritage Museum, Lochranza & Lagg Distillery and Brodick Castle. There are seven golf courses on the island with Penlea ideally positioned for easy access to Whiting Bay Golf Club.



## Site Plan



*If you are visiting the Isle of Arran to view this property, 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.



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## Price & Viewings

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

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### Glasgow

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ēspc rightmove  Zoopla.co.uk

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