



Watermans

Site to the South East of Bennan Smiddy

Shannochie, Isle of Arran, KA27 8SJ



Welcome

from the Watermans Team, to the property at:

Site to the South East of Bannan Smiddy

Shannochie, Isle of Arran, KA27 8SJ

This is a once-in-a-lifetime opportunity to purchase a substantial plot of land with a spectacular location on the Isle of Arran, offering seclusion and a true rural lifestyle, surrounded by uninterrupted countryside by the coast.

We hope you love this property as much as we do.



Summary of the accommodation

The site

- A substantial plot in an elevated position measuring 1.858 acres
- Approved planning permission for a significant dwelling
- Spectacular coast and countryside location in Shannochie
- Breathtaking panoramic views of the Ayrshire coast
- Potential to acquire the field in front of the plot (by separate negotiation)

The approved dwelling to be built

- Distinct architect-designed detached home
- Covering over 3000 square feet
- Maximises space, light, and stunning sea views
- Entrance vestibule with built-in storage
- Hall with a dedicated cloakroom
- Open-plan kitchen/dining/living room with walk-in pantry
- Discreetly located plant room and separate utility room
- TV snug area with generous built-in storage
- Luxurious principal suite with dressing room
- Two further bedrooms plus a versatile study/bedroom
- Family shower room and an en-suite
- Private roof terrace with southerly aspect
- Wraparound gardens
- Large driveway and integral double garage
- Solar-panelled roof and ground source heat pump

East view from the plot



West view from the plot



Covering over 3000 sq ft, the plot comes with approved planning permission by North Ayrshire Council (N24/00501/PP) to build an incredible three/four-bedroom architect-designed detached house. Once constructed, this stunning contemporary home will be one of the most unique and impressive properties not only on the Isle of Arran, but in all of Scotland – so much so, we expect huge demand for this plot from all corners of the globe!





The Site



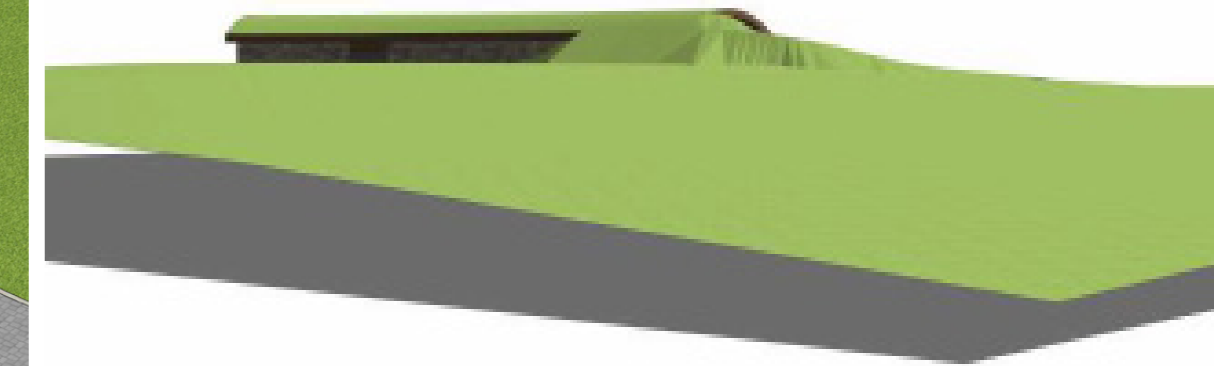
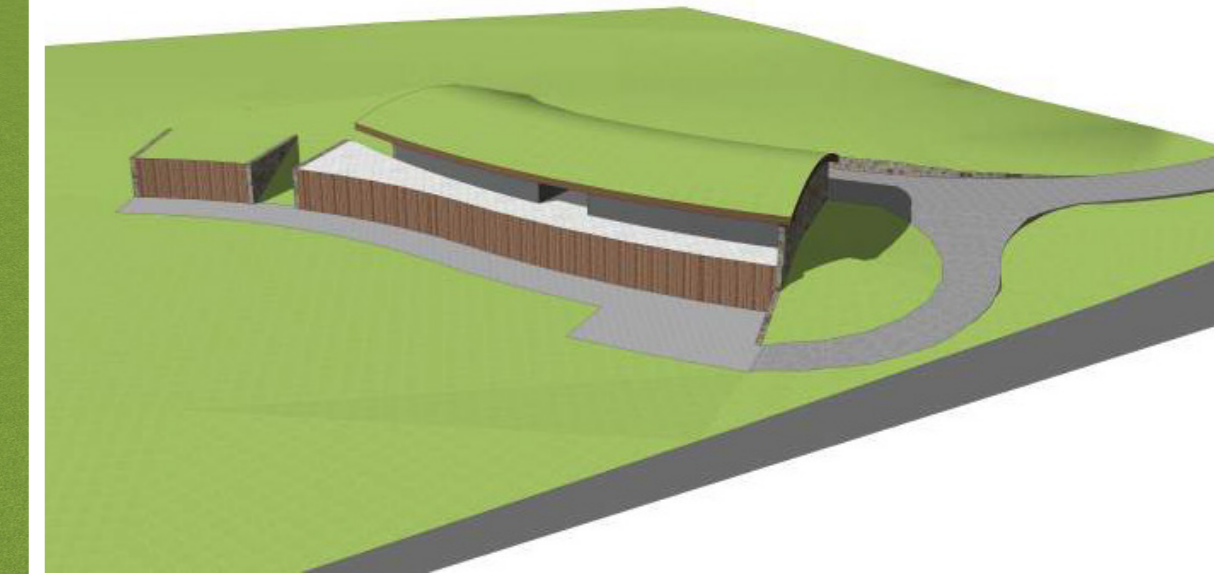
A grand design for the 21st century

The design is dug into the hillside and makes use of the site's natural slopes

Located in an elevated position in Shannochie, the site enjoys breath-taking countryside and panoramic sea views, offering some of the best sunrises and sunsets on the island. The approved dwelling has a distinct 21st-century design to maximise the dramatic views on offer, as well as the interplay of space and light. The design is dug into the hillside and it makes use of the site's natural slopes, reducing visibility from the road and seamlessly blending with the picturesque landscape to create an eye-catching home like no other. Arranged over two levels and with a large double garage, this expansive property (including the garage) will cover over 3000 square feet to meet all the needs of luxury lifestyles.



The proposed dwelling seamlessly blends with the picturesque landscape to create an eye-catching home like no other





Computer Generated Image



Maximises space, light, and stunning sea views

Open-plan kitchen/dining/living room

The upper level will feature an entrance vestibule with storage and a hall with a dedicated cloakroom. A magnificent open-plan dining area, kitchen and living room openly flows from the hall, creating a stylish reception space with a significant footprint and a wonderful array of full-height windows. It also has a walk-in pantry and the space extends outside onto a large roof terrace, which enjoys a southerly aspect to capture all-day sun. This level is home to a luxurious principal bedroom as well, which boasts a private dressing room and an en-suite. Capitalising on the outstanding country and sea views, the entire south and south-east walls of the upper level consist of floor-to-ceiling windows, ensuring light-filled accommodation at all times of the day and securing memorable views at every turn.

A glazed stairwell leads down to the lower level and into a TV snug area with generous built-in storage. This subsequently connects to a plant room and a laundry room with outside access to the driveway. In addition, there are two further bedrooms on this floor, along with an adjacent family shower room. There is also a versatile study/bedroom providing homeowners with additional flexibility. All the lower floor bedrooms, as well as the TV snug area enjoy southerly-facing aspects for a flood of natural light and for those inspiring sea views.

Naturally, the substantial plot allows for a wealth of garden space too, wrapping around the entire property to provide a natural haven for families. With additional land to spare, owners will have lots of options for further uses as well. Plus, extensive private parking is assured thanks to a large driveway and an integrated double garage, with access to the laundry room.



Computer Generated Image



Computer Generated Image



Eco friendly and efficient

Ensuring optimal energy efficiency, the eco-friendly home has been designed to accommodate high levels of insulation and air-tightness, alongside renewable energy technology. It will generate significant electricity, with 38 solar PV panels along the south-facing pitch of the roof. These will power a ground source heat pump through an inverter, as well as batteries to provide the heating and hot water for the house, which has been designed to the Passivhaus standard.

The site has relatively easy access to mains electricity and a nearby water supply; plus, its exposed nature lends itself well to wind-power generation. A sewage treatment plant and a soakaway will need to be installed, yet the exceptional size of the site makes this easily achievable.



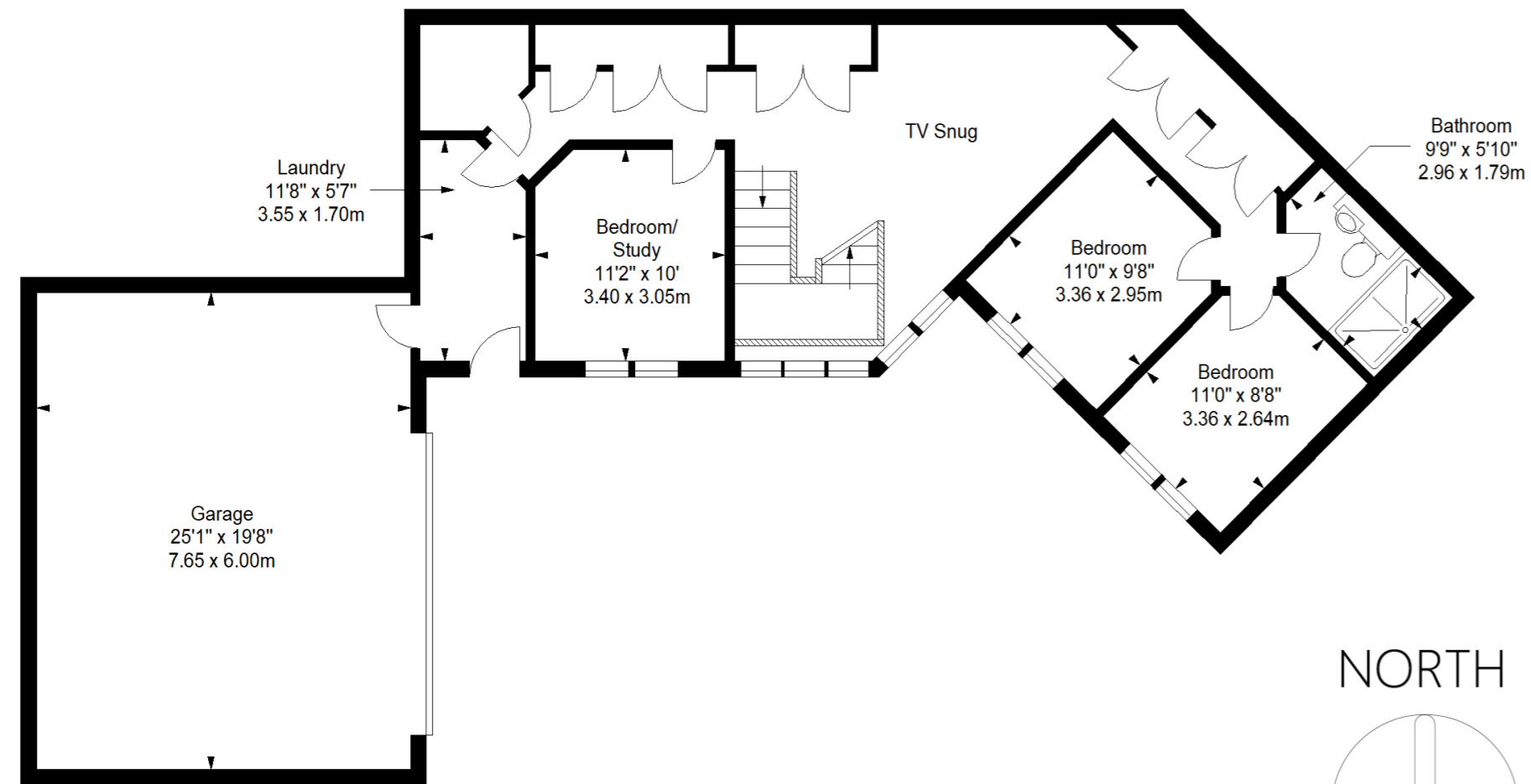


Site Name

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Location

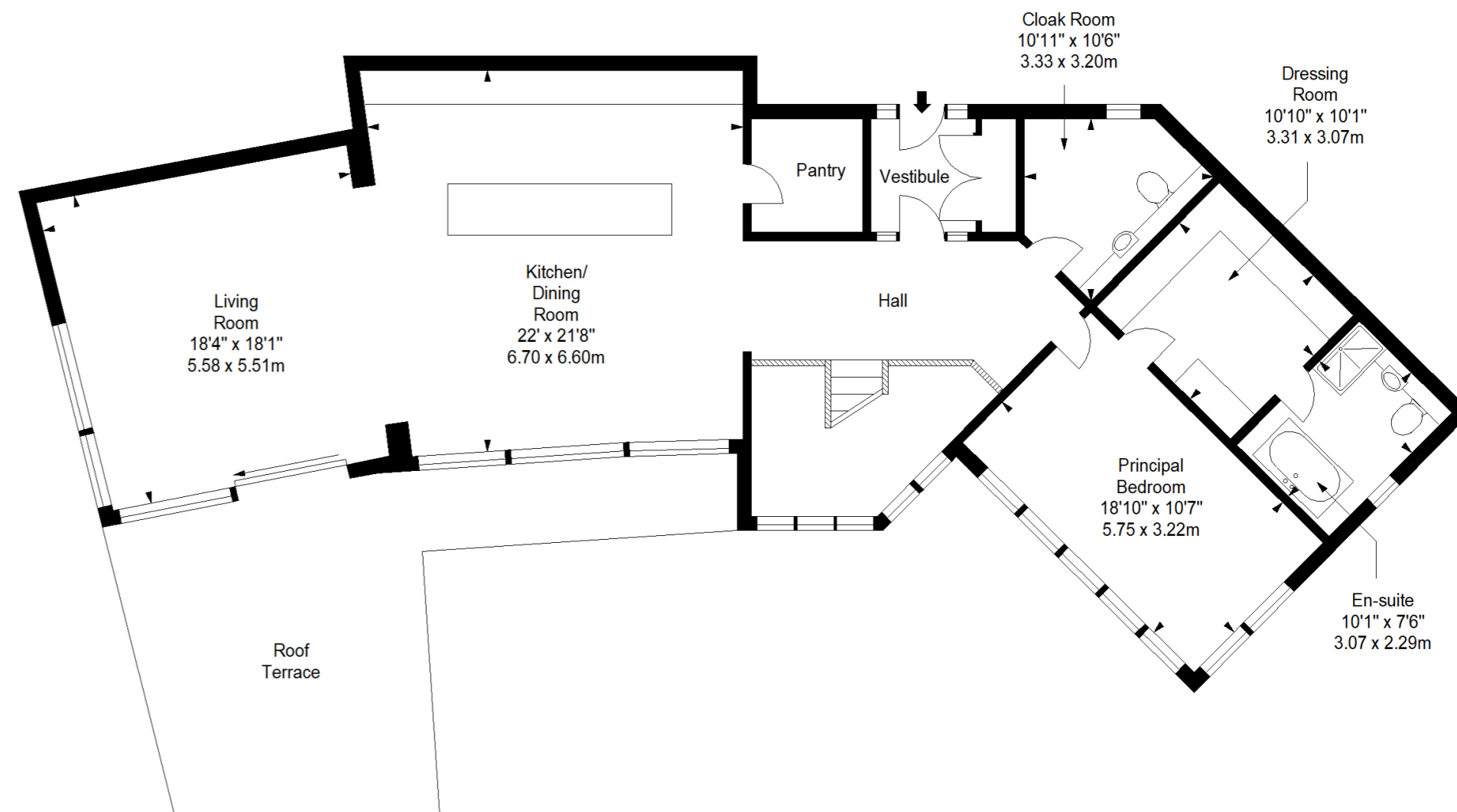
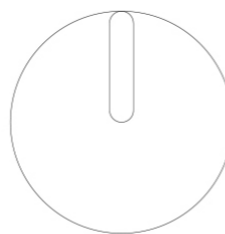
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PROPOSED LOWER LEVEL FLOOR PLAN

Approx. 130.9sqm (1409.0sq feet)

NORTH



PROPOSED UPPER LEVEL FLOOR PLAN

Approx. 150.6sqm (1621.1 sq feet)

Total Area Approx. 281.5sqm (3030.1 sq feet)

TOURIST ATTRACTIONS

- 1 Torrylin Cairn
 - 2 Kildonan Castle
 - 3 Giants' Graves
 - 4 Eas a' Chrannaig
 - 5 The Arran Wishing Well
 - 6 Brodick Castle, Garden and Country Park
 - 7 Blue Pools - Glen Rosa
 - 8 Goatfell
 - 9 Devils Punch Bowl
 - 10 Lochranza Distillery
 - 11 Machrie Moor Standing Stones
 - 12 King's Caves
 - 13 Lagg Distillery
-  Ferry terminals



Once constructed, this stunning contemporary home will be one of the most unique and impressive properties on the Isle of Arran

Shannochie, Isle of Arran



The site is located at the southerly end of Arran. This location has many attractive coastal and forestry walks and is a short distance from Kilmory beach. The site is only 4 miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garage, golf course, bowling and putting greens. Four miles further on, is Lamlash with 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 the newly constructed 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 of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.





Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

Edinburgh

5–10 Dock Place, Leith, EH6 6LU
0131 467 5566

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 430 7055

westcoast@watermans.co.uk
www.watermans.co.uk