

Plots 2-6 McNicol Croft

Blackwaterfoot, Isle of Arran
North Ayrshire, KA27 8EU

Five fully serviced individual development plots offer
an exciting opportunity to self-build a modern home
in a beautiful location



Watermans

Five fully serviced individual development plots.

Situated in Blackwaterfoot on the Isle of Arran, surrounded by the island's picturesque countryside and just a stone's throw from the water, these five fully serviced individual development plots offer an exciting opportunity to self-build a modern home in a beautiful location. The plots vary in size from 489m² to 668m² and all services are already in, allowing for building to start immediately.

Features

- Five individual self-build plots in Blackwaterfoot
- Surrounded by Arran countryside
- Stone's throw from the waterfront
- Plots ranging from 489m² to 668m²
- Three proposed and approved house types or the option to design your own

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for 360° view
of the site



Proposed house types

House type 1 (bungalow) - Plots 2, 3, 4 & 5

- Entrance vestibule and hall with excellent storage
- Open-plan living room, dining room, and kitchen
- Two double bedrooms
- One en-suite shower room
- Separate family bathroom
- Handy utility room
- Generous gardens
- Plot 2 already comes with a single garage
- The other plots can accommodate a single garage & tandem driveway

House type 2 (1.5 storey house) Plots 2, 3, 4 & 5

- Spacious entrance hall
- Large living room
- Family room/fourth bedroom
- Open-plan kitchen/dining room
- Ground-floor bedroom
- First-floor landing/study area
- Two further bedrooms with walk-in wardrobes and en-suite shower rooms
- Four-piece family bathroom
- Useful utility room
- Generous gardens
- Plot 2 already comes with a single garage
- The other plots can accommodate a single garage & tandem driveway

House type 3 (1.5 storey house) - Plot 6

- Spacious entrance hall
- Large living room with fireplace
- Family room/fourth bedroom
- Open-plan kitchen/dining room with garden access
- Utility room with garden access
- Ground-floor double bedroom
- Ground-floor 4-piece bathroom
- First-floor landing/study area with storage
- Two further bedrooms with walk-in wardrobes and en-suite shower rooms
- Generous gardens
- The plot can accommodate a single garage & tandem driveway



Proposed site plan

The plots all come with planning permission in place and buildings warrants current and ready to be submitted by the buyer (house type 1 & 3) – copies of this documentation can be provided if requested.



Plots 2-5 have planning permission for either two-bedroom bungalows or 3/4-bedroom 1.5 storey houses, ensuring every lifestyle and family size is catered for. Plot 6 has planning permission for a 3/4-bedroom 1.5 storey house. Alternatively, new planning applications could be submitted by the buyers if the current house designs are not to their liking. This will no doubt be an appealing opportunity to those looking to move to/within the island as their permanent home, or as a second/holiday home.

We can provide additional information/plans regarding the services and ground investigations etc. if requested.

Plot 2

- Fully serviced plot
- 530m²
- Planning permission for two-bedroom bungalow or three/four-bedroom 1.5 storey house
- Single garage (already constructed) and tandem driveway
- 229m² garden

Plot 3

- Fully serviced plot
- 643m²
- Planning permission for two-bedroom bungalow or three/four-bedroom 1.5 storey house
- Single garage and tandem driveway
- 357m²

Plot 4

- Fully serviced plot
- 581m²
- Planning permission for two-bedroom bungalow or three/four-bedroom 1.5 storey house
- Single garage and tandem driveway
- 305m² garden

Plot 5

- Fully serviced plot
- 489m²
- Planning permission for two-bedroom bungalow or three/four-bedroom 1.5 storey house
- Single garage and tandem driveway
- 215m² garden

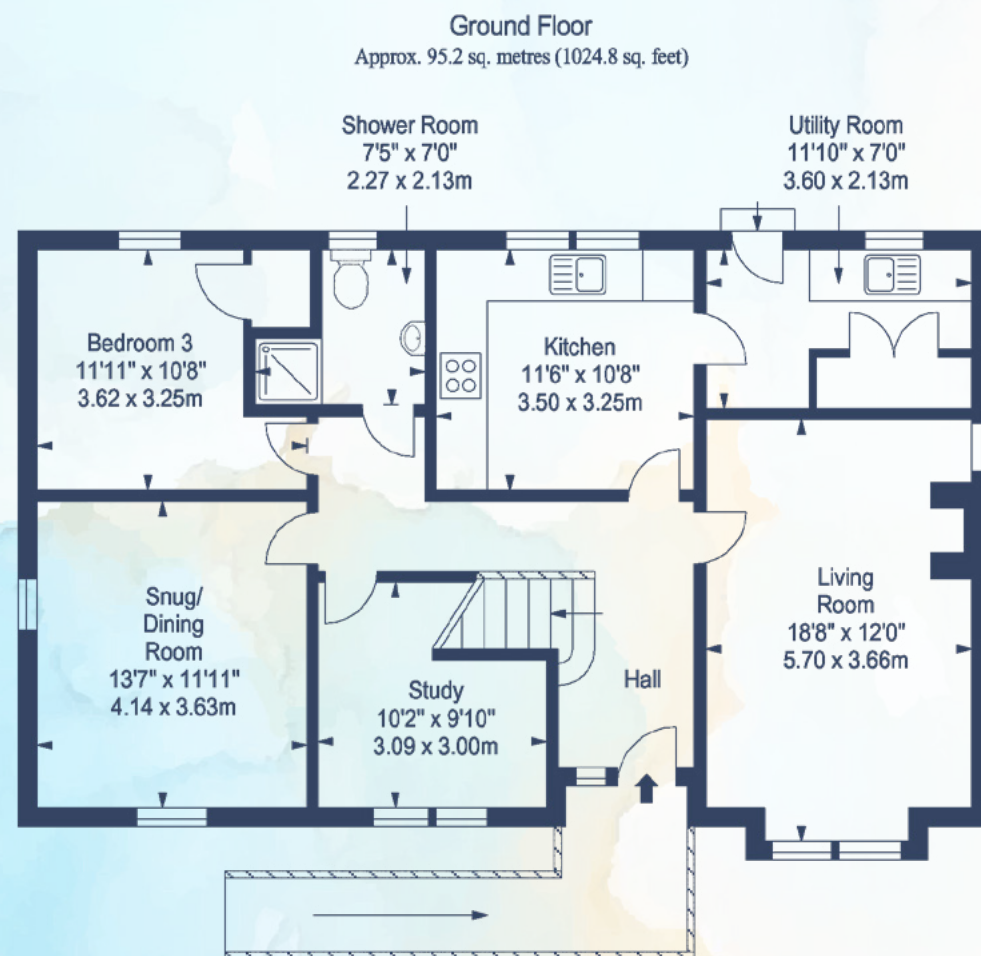
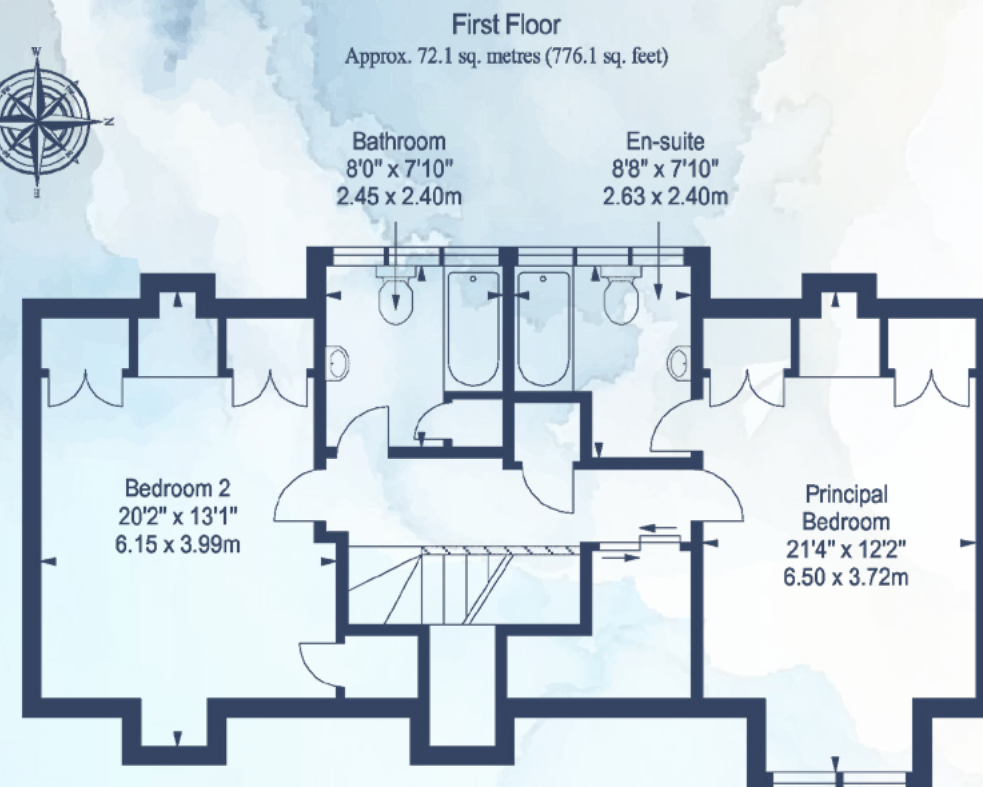
Plot 6

- Fully serviced plot
- 668m²
- Planning permission for three/four-bedroom 1.5 storey house
- Single garage and tandem driveway
- 286m² garden

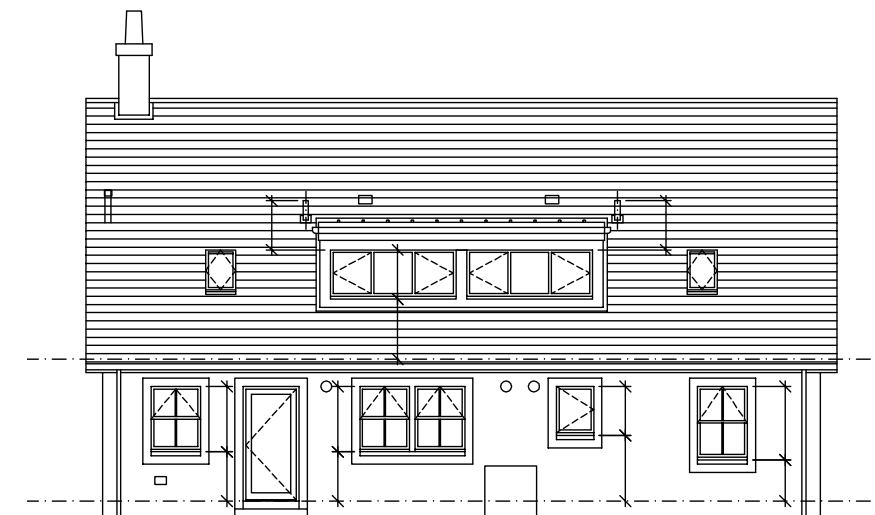


1.5 storey house

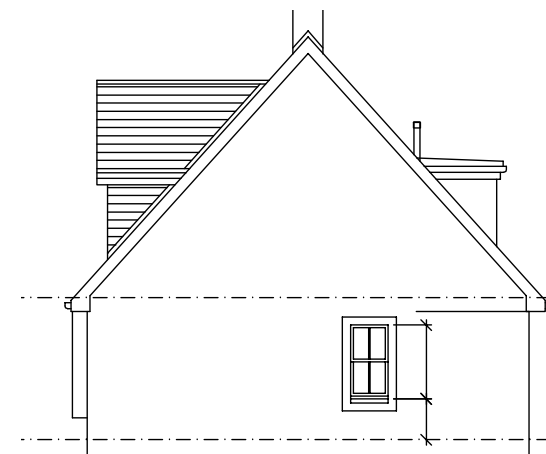
(Plots 2-5)



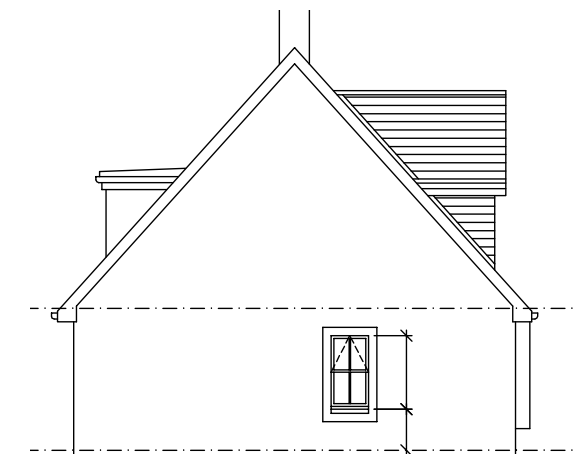
Front Elevation



Rear Elevation



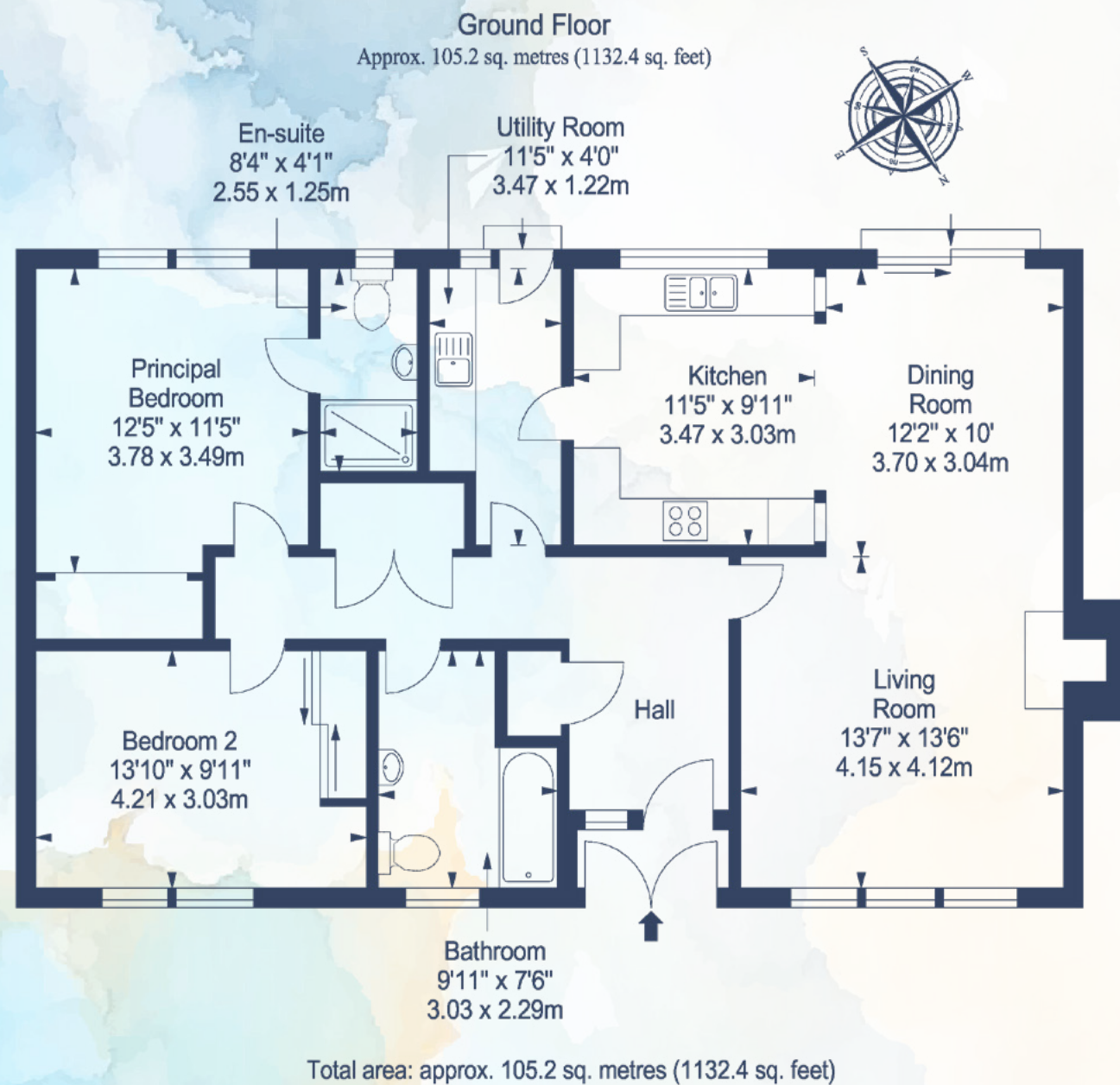
Gable Elevation 1



Gable Elevation 2

Bungalow

(Plots 2-5)



Front Elavation



Rear Elavation

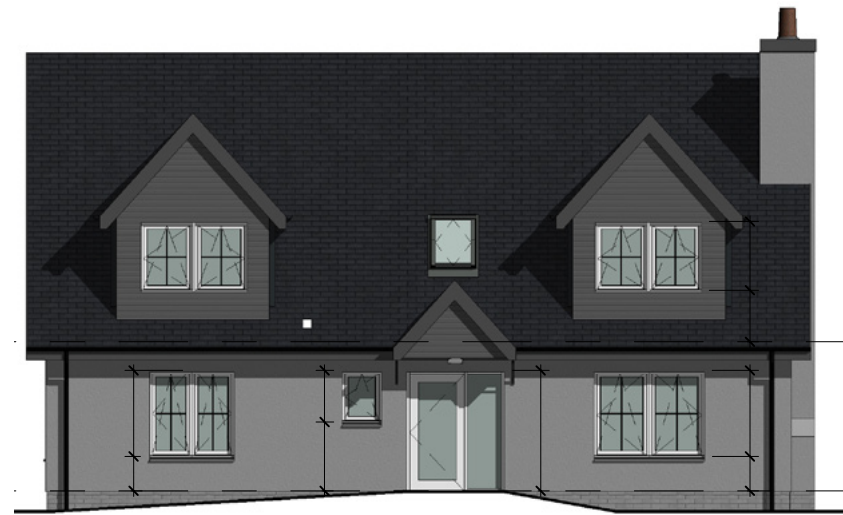


Gable Elavation 1



Gable Elavation 2

1.5 storey house (Plot 6)



Front Elavation



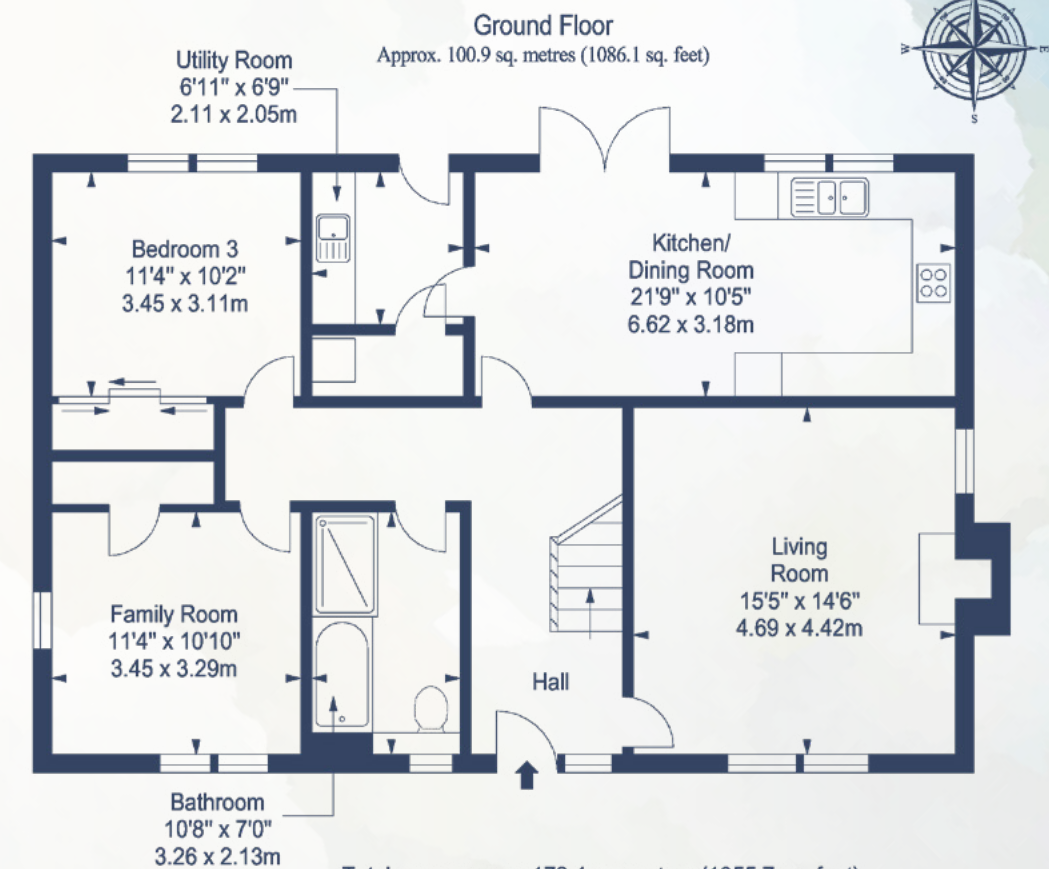
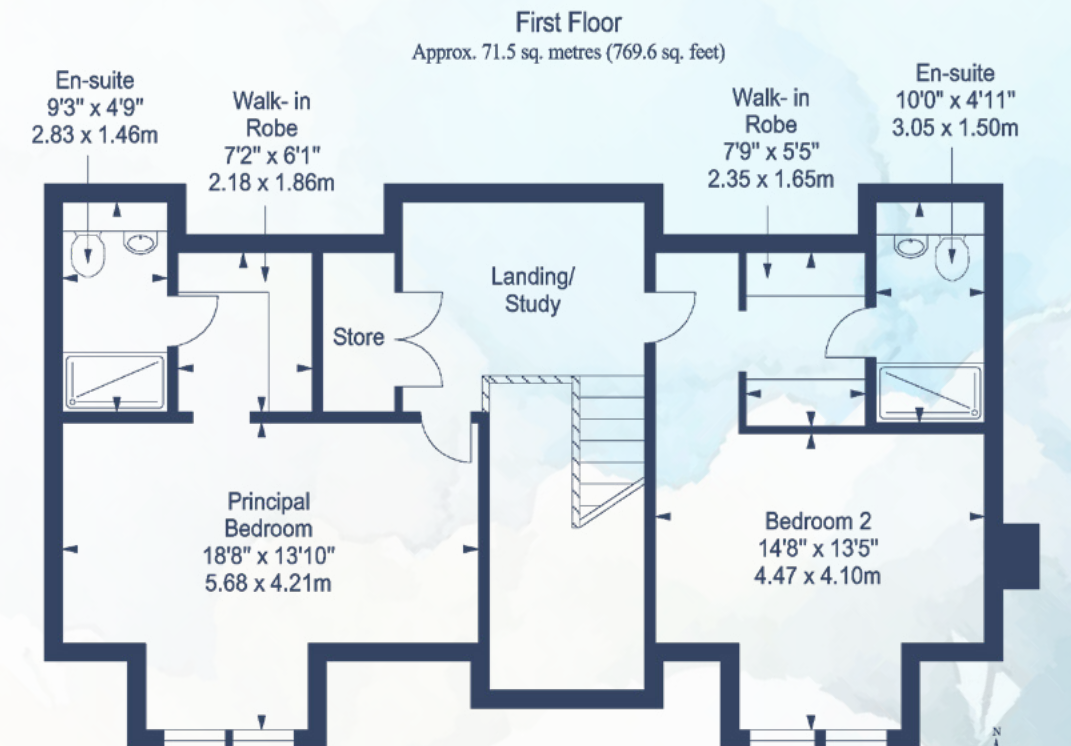
Rear Elavation



Gable Elavation 1



Gable Elavation 2



Total area: approx. 172.4 sq. metres (1855.7 sq. feet)

Blackwaterfoot

The west coast of Arran is far less developed than the east, and the largest settlement on it is the small village of Blackwaterfoot, overlooking Drumadoon Bay.

Arran's west coast is characterised by long pebble beaches of predominantly very light grey rock, and by wonderful and intriguing views across the Kilbrannan Sound to the Kintyre peninsula. The most striking features in the view are the island of Sanda, off Kintyre's southern tip, and the island of Davaar, guarding the entrance to Campbeltown Loch. Further north on this, the less inhabited side of Kintyre, is the fishing village of Carradale.





Blackwaterfoot is formed by a collection of buildings focused on Blackwaterfoot Harbour, which in turn, is where the Clauchan Water drops over natural rock weirs and flows under a stone bridge into the sea. Actually, you need to look quite hard to find the harbour itself ! Arran has a tendency to go in for tiny harbours, just big enough for two or three very small boats: and this is a typical example, barely visible even from the village's main car park that neighbours it.

Besides the small selection of shops and other tourist facilities, Blackwaterfoot is also home to one of the larger hotels on Arran, in the form of the Kinloch Hotel, overlooking the sea next to the harbour and enjoying the views over to Kintyre.



North of Blackwaterfoot, the main road north leaves the coast for a few miles. In doing so, it bypasses Drumadoon Point, home to the remains of an Iron Age fort. Further north on the coast, is a feature known as the King's Cave. According to some accounts, this is the place where Robert the Bruce encountered the spider whose efforts convinced him to try again: and thereby changed the course of Scottish history. According to others, the incident happened elsewhere: or it might have simply been an invention of Sir Walter Scott in the early 1800s.

Drumadoon Point is home to the unique, 12-hole, Shiskine Golf Club. This was founded in 1896 as a 9-hole course. Work to expand it to 18 holes had only just been completed when the First World War intervened, and 6 of the holes fell into disuse. The course at Shiskine is regarded by many as being amongst the best 100 courses in the UK.

The main road round the island regains the coast north of Blackwaterfoot at Tormore. Close by is Machrie Moor, accessed by a farm track. The moorland here is home to a remarkable collection of stone circles,

hut circles and standing stones, largely dating back to the neolithic and bronze ages. If you had visited Machrie Moor four thousand years ago, you would have found yourself in one of the most important prehistoric centres anywhere in the UK.

As the land climbs to the north of the Machrie Water, another stone circle can be found close to the main road at Auchagallon, offering especially good views over the Kilbrannan Sound. If views are your thing, then a final prehistoric site in the area is worth a look. Kilpatrick Dun represents the slight remains of a stone construction on high ground to the south of Blackwaterfoot, and the climb to it gives superb views over the village.

Blackwaterfoot lies at the western end of the "String Road" built across the centre of Arran in 1817 by Thomas Telford, the other end emerging just to the north of Brodick on Arran's east coast. A little way inland from Blackwaterfoot, is Arran's only non-coastal village, Shiskine. Of particular interest here is St Molios Church.

Map



Local amenities

1. Shiskine Golf & Tennis Club
2. Drumadoon
3. Drumadoon Point
4. A&C Cameron Post Office & Licensed Grocer
5. The Arran Butcher
6. Kinloch Hotel
7. Drumadoon Bay
8. Shiskine Primary School



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