

DM HALL



Watermans

For Sale

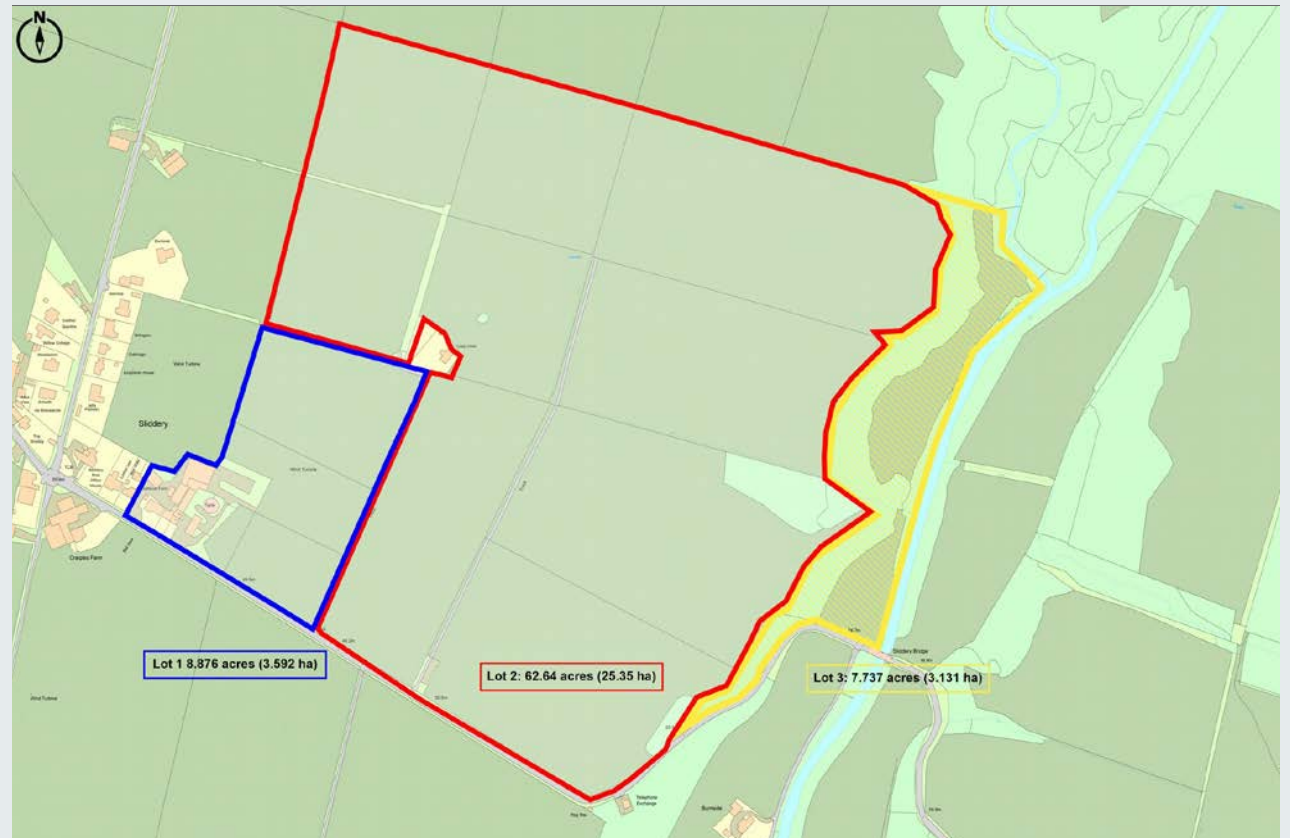
**BELLEVUE FARM
SLIDDERY
ISLE OF ARRAN
NORTH AYRSHIRE
KA27 8PB**



Property Details

Lifestyle opportunity rarely available to the market, a compact land holding with a farmhouse, adjoining cottages, multiple outbuildings and an established income with further development potential.

- Lot 1: House, Cottages, outbuildings, planning consent for a 3 bedroom house and land extending in all to approximately 3.59Ha (8.87 Acres)
Offers Over £355,000
- Lot 2: Land extending to approximately 25.35 Ha (62.64 Acres)
Guide Price £200,000
- Lot 3: Land extending to approximately 3.13 Ha (7.73 Acres) with lapsed planning for a camping and caravan site.
Guide Price £45,000



Location

Sliderry is a small hamlet, with a big community spirit, located at the rural south western tip of the island. Nearby Kilmory is an extension of the community, with a Primary School and a Village Hall which, in addition, offers a 24/7 Honesty Shop with an Arran Milk dispenser, plus weekly Post Office services, coffee mornings and much more ! The Lagg Hotel and Bar together with the Lagg Distillery, with its own café, offers locals and visitors a variety of dining and socialising options. Sliderry Supplies is a fantastic local family business with DIY Hardware, Homeware, Garden and Farming supplies. Finally, Arran's Honesty Box provides seasonal vegetables and other treats all year round at the roadside. Sliderry is also on the Arran Coastal Path and a variety of other trails nearby, take you through wonderful forestry or stunning beaches. Everything you need is easily accessible via the road network or bus service.

The High School is located in Lamlash to which pupils are conveyed daily. The property is within easy reach of local facilities at Blackwaterfoot, including Post office, newsagent, butchers and general store. The renowned Kinloch Hotel has a swimming pool, which is open to non-residents. The Shiskine Golf Club is approximately 11 miles South West of Brodick, off the A841 and at the western end of the B880 (known as "The String") which traverses the island from the main centre and ferry port of Brodick.

Brodick (the main village of Arran) has two larger Co-Op supermarkets and a good range of further professional services. Brodick is the port from which a regular daily sailing service by Caledonian MacBrayne leads to the mainland at Ardrossan. 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

Description

Situated on the southwest coast of the Isle of Arran with stunning panoramic sea views, Bellevue is a rare offering to the marketplace.

The farm offers a unique opportunity to acquire a wonderful island property with great potential, which historically served as a traditional working farm for many years. The property currently comprises of a two-storey 3-bedroom farmhouse, extensive traditional farm outbuildings of mixed repair and grazing land.



LOT 1:

**House, Cottages, outbuildings, planning consent for a 3 bedroom house and land extending in all to approximately 3.59Ha (8.87 Acres)
Offers Over £355,000**

The Farmhouse

The property is in move-in order throughout and presents a charming country property with sea views. The house is a traditional 1.5 storey stone-built farmhouse with a painted exterior under a slate roof.

There is a garden, laid to lawn with a stone boundary wall to the front of the property and a concreted yard area to the rear, providing useful parking and access to the workshops/sheds. There may be scope to extend the property further into the farm buildings, subject to obtaining the necessary consents. The accommodation is currently configured as follows:

Ground Floor: Entrance porch. Inner hallway. Living room. Breakfasting kitchen with floor and wall units. Dining Room/office. Rear Entrance porch/boot room. Family room/utility room with shower room off (showering cabinet, WC & WHB) and access to rear courtyard.

First Floor: 3 Bedrooms. Bathroom (bath with shower over, WC & WHB).

Council Tax: Band C

EPC: D55

Water: Mains

Please note that some photos have been virtually furnished/staged from actual photographs of the rooms



Lot 1



Lot 1



Lot 1



Lot 1



Lot 1



Lot 1

LOT 1 CONTINUED:

Drainage: Septic Tank
(Shared with a neighbouring property)

Electricity: Scottish Power

Broadband: Purchasers should make their own enquiries in relation to connections and their preferred supplier

Heating: Oil Fired Central Heating

Bellevue Farm Cottage 1 & Bellevue Farm Cottage 2 (occupied)

There are two traditional one-bedroom cottages adjoining the farmhouse of stone construction under a pitched slate roof. The properties are on one level and enjoy patio gardens to the front and a shared garden to the front, laid to lawn with sea views. The cottages are let on Short Assured Tenancies with long standing tenants. Further details of the tenancies and rental income are available from the Selling Agents. The accommodation is on one level and is currently configured as follows:

Cottage 1: Open plan kitchen/living/dining room. Bedroom 1 with ensuite shower room off (showering cubicle, WC & WHB)

Cottage 2: Open plan kitchen/living/dining room. Bedroom 1 with ensuite shower room off (showering cubicle, WC & WHB)

Council Tax: Band A for each cottage

EPC Cottage 1: D65

EPC Cottage 2: C70

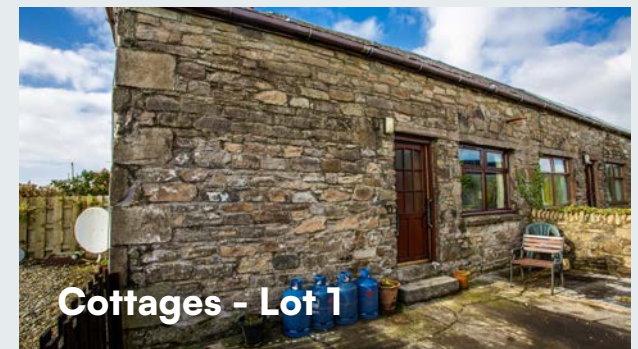
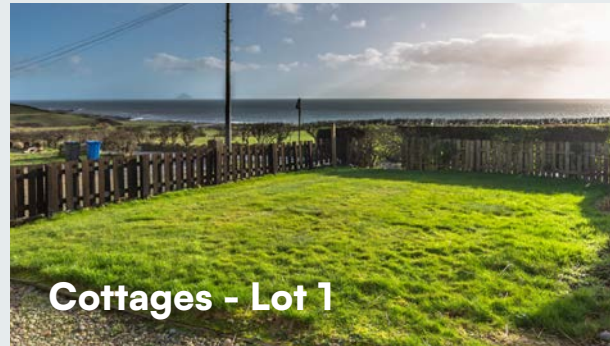
Water: Mains

Drainage: Septic Tank (serves Cottage 1 & Cottage 2)

Electricity: Scottish Power

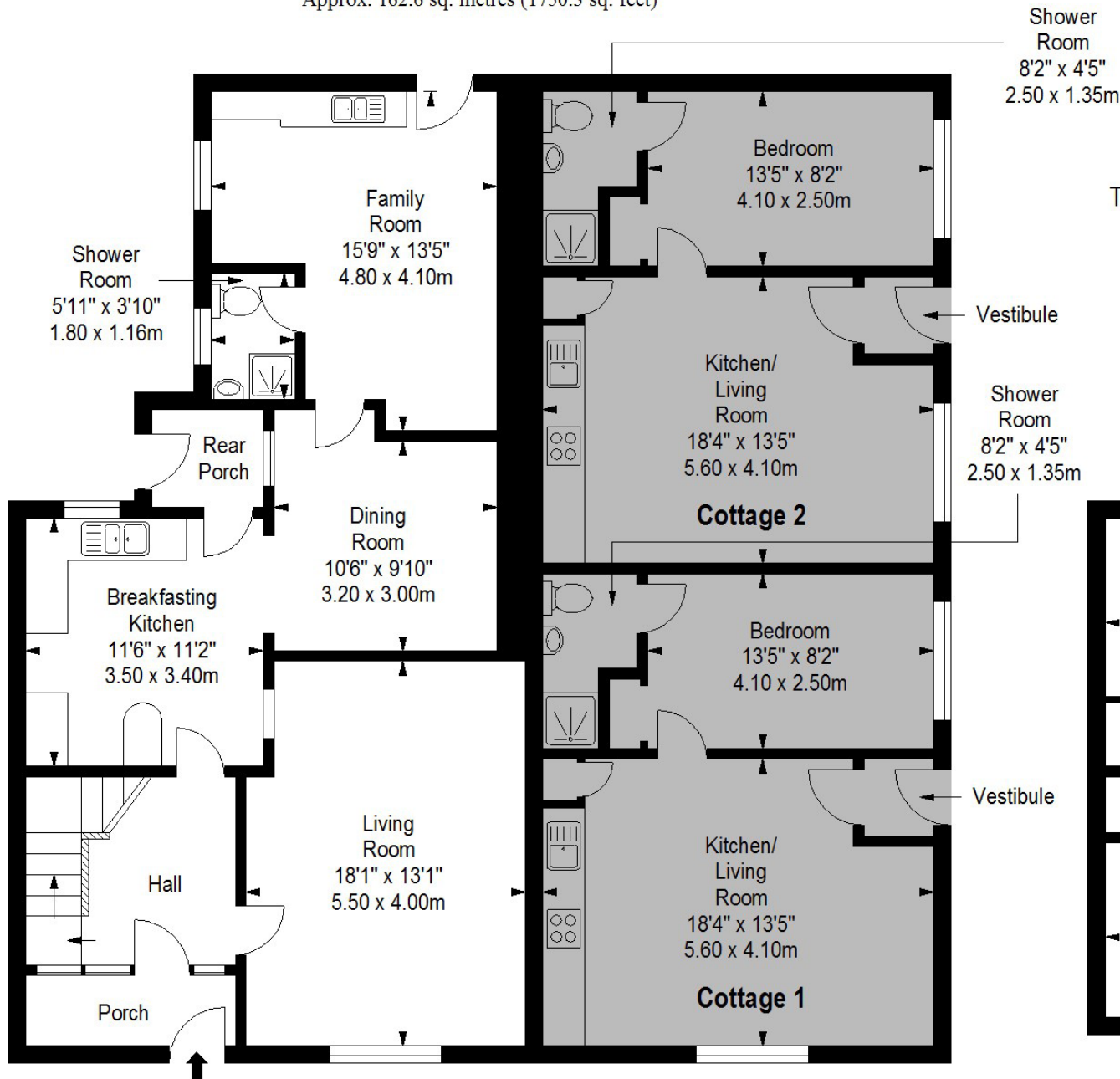
Broadband: Purchasers should make their own enquiries in relation to connections and their preferred supplier

Heating: Electric Heating



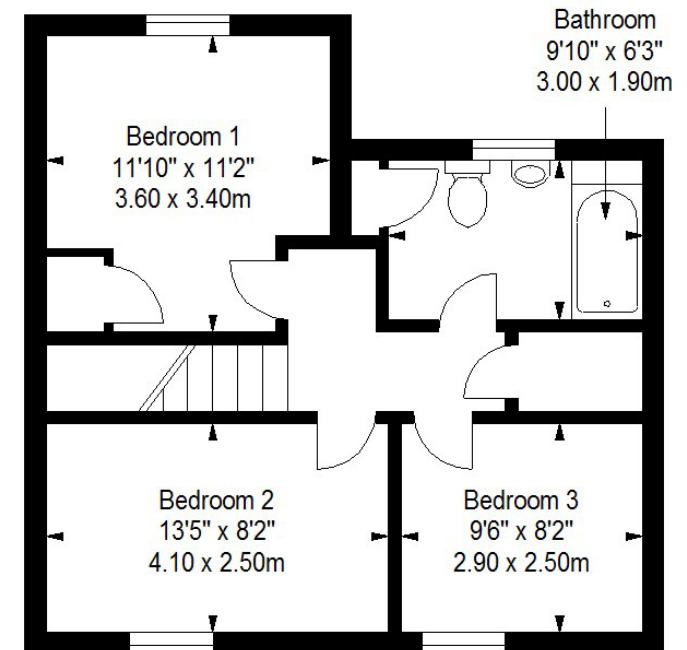
FLOORPLANS FOR THE FARMHOUSE AND COTTAGES — LOT 1

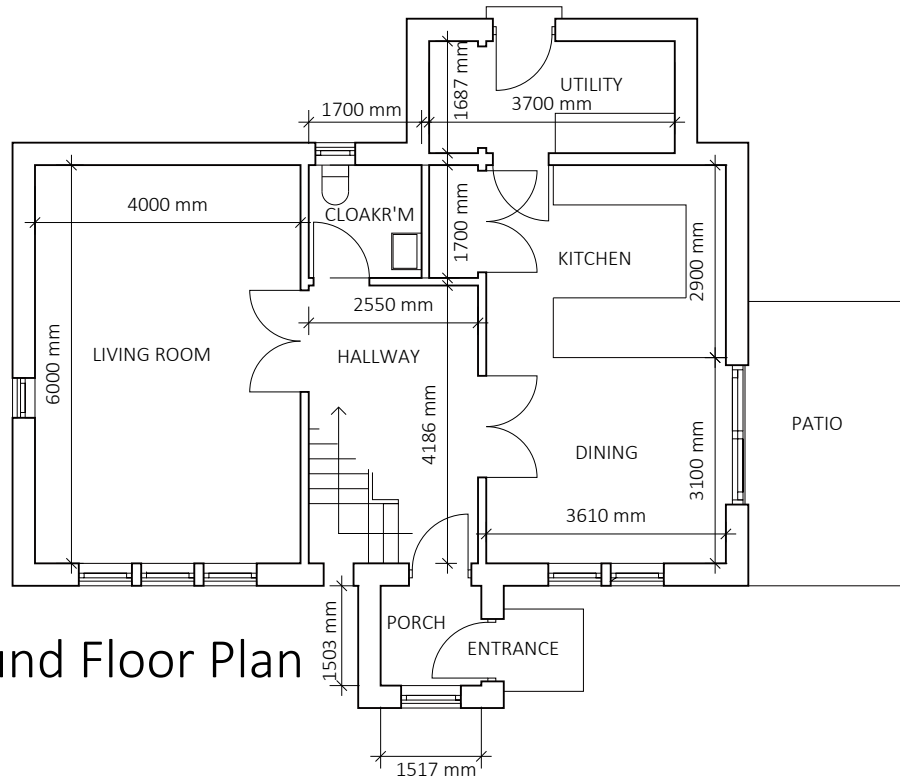
Ground Floor
Approx. 162.6 sq. metres (1750.3 sq. feet)



Total area: approx. 751.5 sq. metres (8089.3 sq. feet)

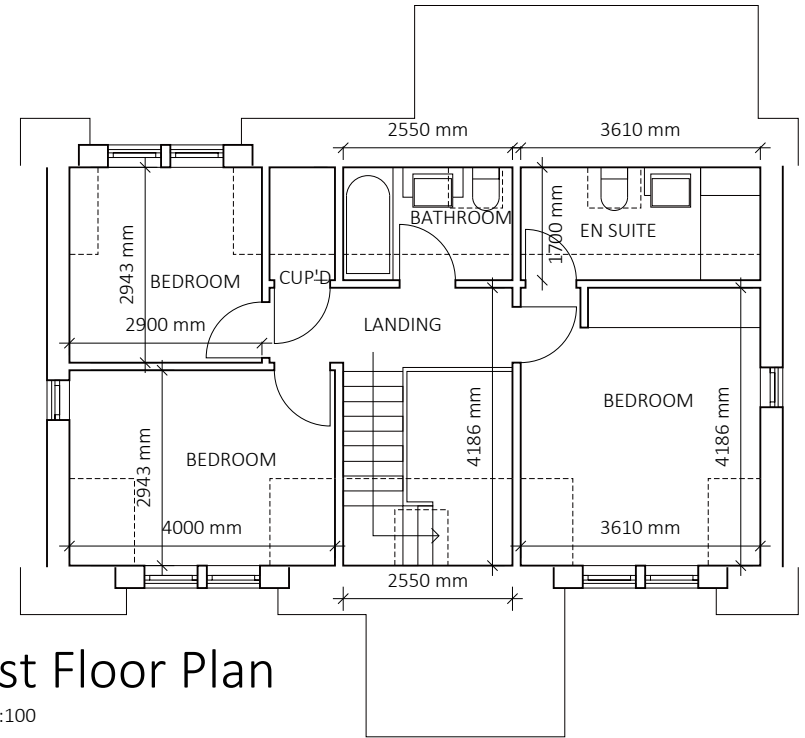
First Floor
Approx. 45.5 sq. metres (489.8 sq. feet)





Ground Floor Plan

Scale 1:100



First Floor Plan

Scale 1:100

North



LOT 1 CONTINUED:

Planning Permission

Planning permission was granted for a new 3 bedroom house on the farm, subject to conditions, to replace the green shed adjacent to the cottages. Permission was granted in January 2023 under application number 23/00027/PP. Further details of the planning consent can be accessed via the North Ayrshire Council Planning Portal: <https://www.eplanning.north-ayrshire.gov.uk/OnlinePlanning/search.do?action=simple>

The proposed house will replace an agricultural building and so complete a linear pattern of houses which all face the public road. Although within the curtilage of the farm steading, the house will have sufficient space around it and be separated from the other existing buildings by the access driveway while at the same time being close enough and following the linear development pattern to form a cohesive addition to the existing row of houses. The architectural style of the house will be a traditional one and a half storey building with wall-head dormers, entirely consistent with the predominant rural Arran vernacular style and with the older existing houses in the immediate vicinity.

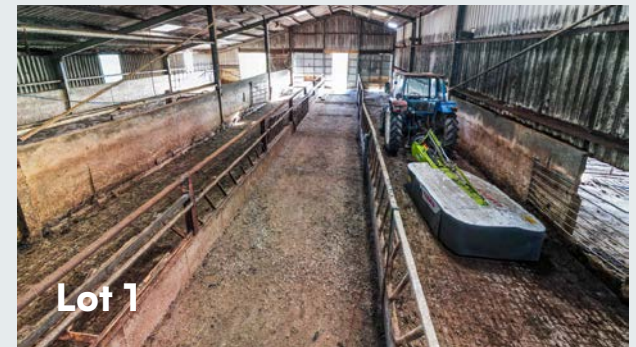
The new house is to include three bedrooms, one with en-suite facilities, a family bathroom, a separate living room, a large dining kitchen, a utility room and a downstairs cloakroom. For further details please contact the Selling Agents.

Outbuildings

There are a range of traditional and modern farm buildings and sheds. Further details are available from the selling agents.

Grazing Land at Lot 1

The land extends to approximately 2.87Ha (7.10acres) and is all permanent pasture that is capable of producing a good crop of silage. The fields are separated by a mixture of post and wire fences, in stock proof condition, and mature hedgerows. The land is in very good condition, well drained and provides good quality grazing, historically used for sheep and cattle. The land is predominantly Class 4.1 for agriculture and class F4 for forestry according to the James Hutton Institute. Each field is accessed from internal tracks which appear to be in good condition and allow easy access from the public road. The farm lies between 40m and 60m above sea level and is gently undulating south-westerly towards the coast. Water appears to be supplied through field troughs. The land is designated LFA. The vendor may consider a variation of the proposed boundaries to suit a purchaser.



LOT 2:

**Land extending to approximately 25.35 Ha (62.64 Acres)
Guide Price of £200,000**

This land parcel has historically been used for cattle and sheep. It offers good grazing and is well drained and well managed. The land is predominantly Class 4.1 for agriculture and class F4 for forestry according to the James Hutton Institute. Each field is accessed from internal tracks which appear to be in good condition and allow easy access from the public road. There are a number of field gates which can be accessed from the main road. The farm lies between 40m and 60m above sea level and is gently undulating south-westerly towards the coast. Water appears to be supplied through field troughs. The land is designated LFA. Please refer to Basic Payments section below. The vendor may consider variations of boundaries to suit the purchaser, subject to an acceptable offer. Please refer to the selling agents should you wish to discuss a variation to the proposed lotting plan. Please note that Lot 2 will not be sold in advance of Lot 1.



LOT 3:

Land extending to approximately 3.13 Ha (7.73 Acres) with lapsed planning for a camping and caravan site. Guide Price £45,000

This idyllic parcel of land has a number of mature and seedling trees and shrubs providing a sheltered area which borders the Sliddery Water. Fishing rights are retained by the Arran Angling Association. For further information please refer to <https://www.arrananglingassociation.co.uk/>.

The land is accessed via metal field gate, with hard standing by the entrance. Planning consent was previously consented to 16/00127/PP for the establishment of new camping and caravan site with administration block, toilet & shower facility, storage shed, waste water treatment plant and access. We understand that the planning consent has now lapsed and purchasers wishing to pursue any change of use from agricultural land are advised to seek planning advice.

The land is predominantly Class 4.1 for agriculture according to the James Hutton Institute and may be suitable for equestrian or smallholding purposes.

The vendor may consider variations of boundaries to suit the purchaser, subject to an acceptable offer. Please refer to the selling agents should you wish to discuss a variation to the proposed lotting plan. Please note that Lot 3 will not be sold in advance of Lot 1.

Drainage/ SEPA

According to SEPA flood maps, the property is only affected on Lot 3 by the potential of long term risks of flooding by the Sliddery Water. Interested parties can access SEPA future flood maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>.

Boundaries

The land is generally enclosed by post and wire fencing of mixed repair. The ground for sale is as is described and warrandice will be excluded for any area where the fence line lies outside the legal boundary. Replacement fencing will be the responsibility of the purchaser. The vendor may consider variations of boundaries to suit the purchaser, subject to an acceptable offer. Please refer to the selling agents should you wish to discuss a variation to the proposed lotting plan.



BPS, IACS & Designations

The Basic Payment Entitlements are included in the sale. The payments due under the scheme in relation to the current farming year will be retained by the vendors. The Farm is classed as severely disadvantaged and receives a payment under LFASS. There are no existing grant schemes in place. Further information on payments are available from the Selling Agents.

Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof. The vendor may consider variations of boundaries to suit the purchaser, subject to an acceptable offer. Please refer to the selling agents should you wish to discuss a variation to the proposed lotting plan.

Scottish Government Rural Payments and Inspections Directorate (SGRPID)

Scottish Government
Agriculture and Rural Economy
Russell House
King Street
Ayr
KA8 OBE
Tel: 0300 244 6300
SGRPID.ayr@gov.scot

Local Authority

North Ayrshire Council
Irvine
Scotland
KA12 8EE
<https://www.north-ayrshire.gov.uk/home.aspx>
Tel: 01294 310000

Planning

John Lamb Architects are familiar with this property should purchasers wish to enquire on amendments to the current or expired planning consents or further potential on the farm, in line with the National Planning Framework 4 (NPF4). This sets out Scotland's

spatial principles, regional priorities, national developments and national planning policy. This can be referenced here: <https://www.gov.scot/publications/national-planning-framework-4/pages/3/>. John Lamb can be contacted by email: johnlambarchitect@btinternet.com

Solicitor

Holmes Mackillop
35 William Street
Johnstone
PA5 8DR
Tel: 01505 322244

Third Party Servitudes and Burdens

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Health and Safety

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the farm buildings, livestock and uneven land surfaces. No surveys or asbestos surveys have been carried out on the properties.

Viewings

By appointment with the Selling Agents. To schedule a viewing please call Watermans on 01770 461682 or email westcoast@watermans.co.uk. Details of your current address, buying position and finances will be requested before a viewing can be scheduled.

Directions

For satnav purposes the property postcode is KA27 8PB. The property can also be located via the what3words: <https://w3w.co/extend.regulates.emporium>. The farm is accessed directly from the main A841 road.

Entry

By mutual agreement.



Offers

Each party will be responsible for paying their own legal costs. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred. Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



Make an enquiry

For all enquiries relating to Lot 1 please call Watermans on 01770 461682 or email westcoast@watermans.co.uk

For all enquiries relating to Lot 2 & Lot 3 please call the rural team at DM Hall on 01786 833800 or email rural@dmhall.co.uk

DM HALL



Regulated by
RICS

 **Watermans**

PARTICULARS AND MISREPRESENTATION The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken March 2024. Particulars prepared March 2024. Please note: Some photos have been virtually furnished/staged from actual photographs of the rooms.