

**SITE  
ONE**

# MARGNAHEGLISH, LAMLASH

**ISLE OF ARRAN, KA27 8LJ**



6.22 acres / 2.50 hectares



Planning Permission for 15 residential plots plus expansion ground



Elevated plots with spectacular views across the bay



## DESCRIPTION

This impressive site lies on the north side of Kilbride Road and is bound to the north by agricultural land, to the east by forestry and to the south by existing residential housing on the lower side of Kilbride Road.

The west of the site is bound by a residential dwelling set within landscaped grounds.

The site extends to 6.22 acres / 2.50 hectares and provides 15 plots for development together with additional expansion ground and is accessed from Kilbride Road. The site benefits from spectacular coastal views due to its elevated position within Lamash village, overlooking Holy Isle and the bay.

The current phase of development comprises 6 plots which will soon be serviced, with the remaining 9 plots under the planning consent being unserviced.

This is a highly sought after location and the land owners receive a lot of interest in the site from people looking for new builds and self-build plots.

## PLANNING

Planning Consent was initially granted on 29 May 2006 for 23 plots (Planning Ref: N/06/00302/PP). This was subsequently revised to allow for larger plot sizes, providing a total of 19 units. The current lot available for sale includes 15 plots.

The site benefits from Road Construction Consent for the current phase of development and a bond is currently being held by North Ayrshire Council for the sum of £342,500. This is refundable upon completion of the road and reduces at each stage of development. The purchaser of the site will be required to replace the remaining bond at the point of purchase.

An additional area of ground extending to the rear of the consented area will be included in the sale. This extends to 2.27 acres / 0.91 hectares and is zoned as lying within the general urban area, meaning proposals for additional residential development will accord with the North Ayrshire Council Local Development Plan in principle.

