

**SITE
TWO**

WHITEHOUSE, LAMLASH

ISLE OF ARRAN, KA27 8NG



11.19 acres / 4.53 hectares



Suitable for a range of uses including residential subject to Planning Permission



Prominent roadside frontage in the centre of the village



DESCRIPTION

The site is centrally located within the village of Lamlash and lies to the west of the A841. The site is bound to the north by Lamlash Parish Church and a residential dwelling, to the east and south by the A841 and west by Arran High School and is within walking distance of the key convenience amenities and facilities offered in Lamlash.

The site comprises the grounds of the former Whitehouse Hotel which was demolished in 1983. The ground extends to 11.19 acres / 4.53 hectares and access is taken from the A841. The site is largely shielded from the main road due to the presence of a number of mature trees along the boundary.

The mature, wooded setting provides an attractive and secluded site situated in a central location in one of Arran's main villages.

PLANNING

There are no live planning applications on the site however the site is zoned as lying within the general urban area by the North Ayrshire Local Development Plan and is also identified as a 'Regeneration Opportunity' (Policy 2) with an indicative capacity of 28 units. The site therefore may have potential for a variety of uses including hotel, commercial or residential uses, subject to planning consent being obtained. A range of indicative plans have been prepared by the landowner for residential schemes of up to 37 residential units.

A Tree Preservation Order (TPO) covers the site. It's likely that some trees would need to be retained and others replanted upon development of the site.

The site was recently removed from the Lamlash Conservation Area boundary to promote development.

