

**SITE
FIVE**

SPRINGBANK WAY, BRODICK

ISLE OF ARRAN, KA27 8FB



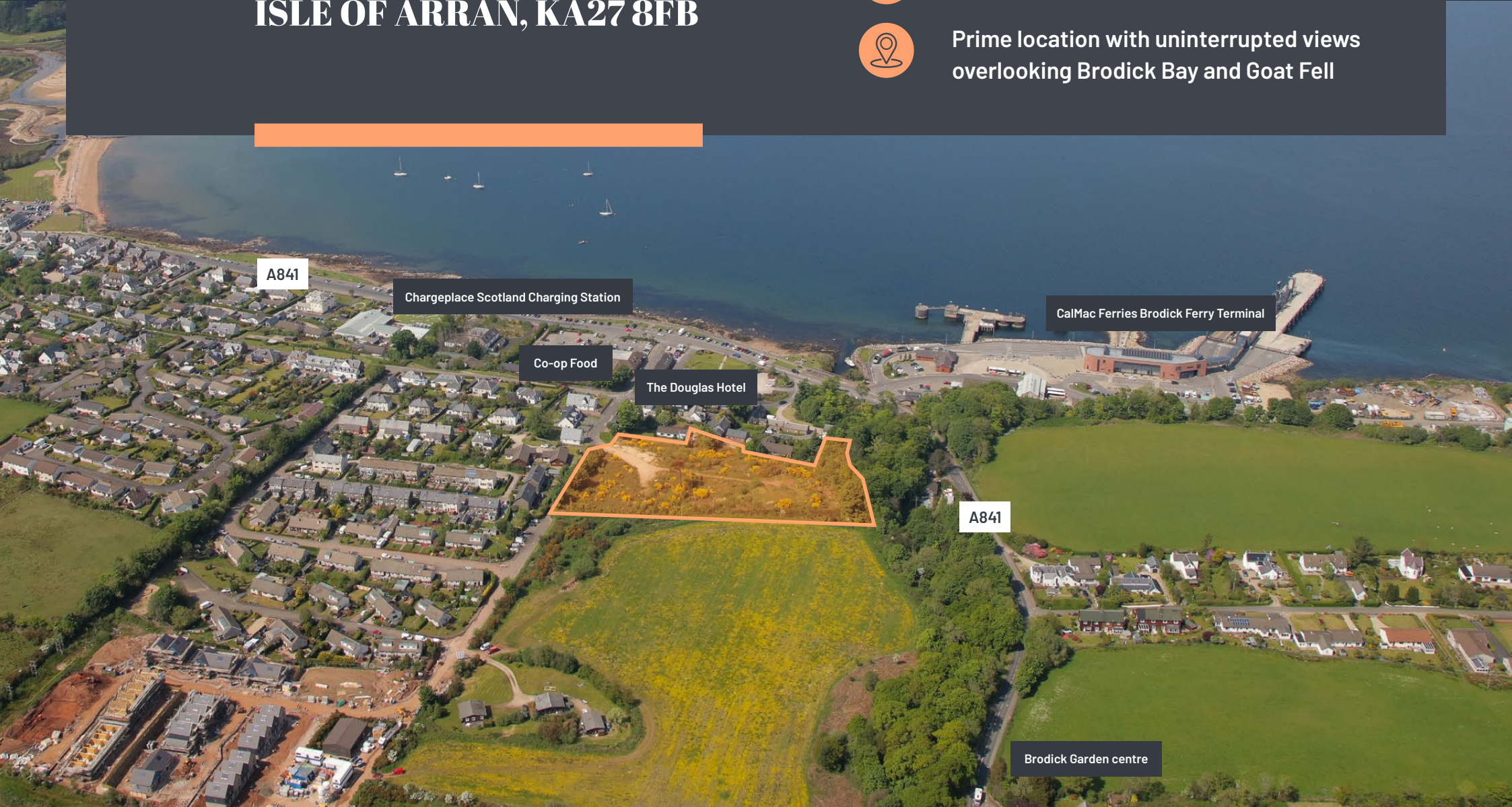
2.86 acres / 1.16 hectares



Indicative site capacity of 18 units



Prime location with uninterrupted views overlooking Brodick Bay and Goat Fell



A841

Chargeplace Scotland Charging Station

Co-op Food

The Douglas Hotel

CalMac Ferries Brodick Ferry Terminal

A841

Brodick Garden centre

DESCRIPTION

The site comprises a parcel of undeveloped land situated in a prime location in Brodick, close to the Ferry Terminal and benefiting from convenient access to restaurants, bars and retail amenity offered by the village.

The site extends to 2.86 acres / 1.16 hectares and lies in an elevated position, with views overlooking Brodick Bay. The site is accessed from Springbank Way and is bound to the north by a mix of residential dwellings and commercial properties including the Holy Cross Church and the 4 Star Douglas Hotel. These are set down from the site, allowing for uninterrupted coastal views overlooking Brodick Bay and Goat Fell to the north.

Land of this size, position and accessibility in central Brodick is rare.

PLANNING

The site forms part of a larger residential development which was granted Planning Permission on 23rd June 2004 (Planning Ref: N/03/00869/PP) for 23 units comprising 9 detached dwellings and 14 terraced houses.

Phase 1 of the development has been delivered by the landowner and therefore the phase 2 ground remains, which has consent for 18 residential plots comprising 7 detached units and 11 terraced units. As the initial phase of development has commenced, this has secured planning consent on the site and therefore the consent remains live. The remaining plots are currently unserviced.

Inverclyde

