

**SITE
EIGHT**

CAIRNHOUSE, BLACKWATERFOOT

ISLE OF ARRAN, KA27 8EF



5.16 acres / 2.10 hectares



Indicative Capacity of 27 units



Phases 2 & 3 of Masterplanned Area



Cairnhouse Stables

A841

Blackwaterfoot Lodge

Best Western Kinloch Hotel

DESCRIPTION

The site is located on the southern edge of the village of Blackwaterfoot and accessed via both the main road and via Kinloch Court. The site is bound to the north by the A841, to the east and south by fields and farmland and to the west by existing residential housing including Phase 1 of the development, beyond which is Drumadoon Bay.

The site comprises development land extending to a total area of 5.16 acres / 2.10 hectares and forms part of a larger masterplanned site for the delivery of residential housing. Phase 1 of the site has already delivered 10 detached units which have now been sold. Phase 2 provides for 20 units and Phase 3, a further 7 units. The site areas for Phases 2 & 3 are outlined below:

Phase 2: 3.81 acres / 1.55 hectares
Phase 3: 1.35 acres / 0.55 hectares

The site is partially serviced as drainage for the remaining phases is in place and the road has been delivered in part, whilst connections to all other services are located close to the site.

The landowner continues to receive a high volume of enquiries for future new build houses on this site.

PLANNING

The site gained planning permission for Phase 2 on 19th January 2015 which permits the development of 20 plots. Road Construction Consent is also in place for Phase 2.

The Report of Handling outlines that a commuted sum of £25,000 will be required no later than the delivery of the 10th house, in line with the North Ayrshire Council Affordable Housing Policy.

North Ayrshire Council has since removed their affordable housing policy, and any new planning applications on this site will not be subject to this requirement.

Phase 3 does not currently benefit from a Planning Consent however is included within the Masterplan prepared for the site.

