



The Parlour and The Byre

TORBEG FARM DEVELOPMENT By Blackwaterfoot

- HALF ACRE SITE
- STUNNING PANORAMIC VIEWS
- DETAILED PLANNING APPROVAL
for 2 THREE BED HOMES
- LAND ALSO INCLUDED,
PROVIDING REAL VALUE FOR MONEY





The Parlour and The Byre

Traditional Stone
Farm Outbuildings
located in Torbeg

**READY FOR
DEVELOPMENT
INTO EITHER
ONE OR TWO
RESIDENTIAL PROPERTIES**

TORBEG FARM DEVELOPMENT SITE LOCATION, VALUE & STUNNING VIEWS

AN EXCELLENT DEVELOPMENT OPPORTUNITY TO LIVE AND RELAX IN A BEAUTIFUL LOCATION ENJOYING WONDERFUL VIEWS OVER THE SHISKINE VALLEY AND TO THE SEA - FROM THE MOUNTAINS TO THE NORTH, TO BLACKWATERFOOT AND THE FIRTH OF CLYDE, KINTYRE PENINSULA AND BEYOND, TO THE SOUTH. THIS IS A RARE INVESTMENT OPPORTUNITY WITH POTENTIAL FOR EXCELLENT RETURNS IN THIS POPULAR AREA OF THE ISLAND.

Our sellers envisage that The Byre and The Parlour, original stone farm outbuildings, can both be fully developed to bask in the stunning setting within the clachan of Torbeg – this area is unique in its proximity to the vibrant village of Blackwaterfoot yet providing a truly authentic rural setting. The best of both worlds and the opportunity to build your own dream homes.

- The site extends to around half an acre of mainly flat ground - providing plenty of space for the two 3 bed homes AND the bonus of 690 square metres of land to do with what you want!
- Rarely available development opportunity enjoying stunning panoramic views.
 - Original, traditional stone barn outbuildings - ready for development.
 - Near to the village of Blackwaterfoot and its thriving village amenities.
- Spectacular location with views across the Shiskine Valley and beyond to the Kintyre Peninsula and Arran hills.
 - Detailed planning approval is in place for 2 properties, however this could be modified to provide single property if preferred.
 - The proposed new homes are in keeping with the existing renovated farm buildings which have been sympathetically developed in keeping with the rural planning conditions.
 - Details of the approved planning consent can be viewed on the NAC website at : www.eplanning.northayrshire.gov.uk using reference 22/00808/PP.
 - The first phase demolition is complete allowing the new owner clear sight of the full potential of this incredible site.

TORBEG

Located in a small clachan of properties, a short distance from all the amenities within Blackwaterfoot. The village and the Shiskine valley enjoys an active community with a village hall, primary school and benefits from a selection of shops, including a newsagents, general store with post office, garage with fuel station, hotel with leisure facilities, restaurants and bars. As well as the famous Shiskine Golf and Tennis Club, a beautiful sandy beach and access to a myriad of coastal and mountain trails. The primary school with early years classes is approximately two miles away in Shiskine and the secondary school is at Lamlash to which pupils are conveyed by bus daily.

Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

TORBEG FARMHOUSE

Torbeg Farmhouse is included within this title sale. This charming property boasts three spacious bedrooms, two inviting pu... bathrooms, making it an... one wishing to develop an... ple location.





Whilst the new owner would be by no means beholden to them, the current plans approved by North Ayrshire Council have 'The Byre' at a substantial 146 square metre, 3 bed home that, as you can see above, will boast a stunning 'doorstep' view across the Shiskine Valley. Also, for those that are wanting to 'measure up' already, the floor plans can be found on the back page.



THE PARLOUR - HOUSE 2



Once again whilst it will be the new owner's prerogative to proceed as they desire, the current North Ayrshire Council approved plans for 'The Parlour' comes in at another stonping 106 square meter 3 bed home that, along with the stunning panoramic views across the valley and to the sea, will come with a large wrap around garden.

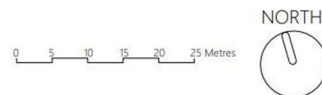
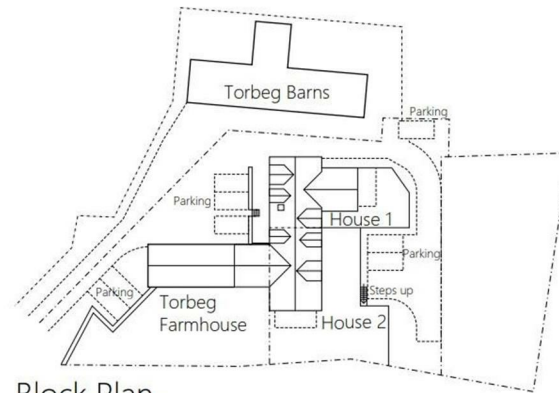
Also, for those of you that are already looking to order the patio furniture, the all-important dimensions can be found on the back page.



THE ICING ON THE CAKE



So, as if that wasn't enough to whet your appetite, this development offering has one last surprise up its sleeve!!
To explain; with a spacious 985 square metres of the site being utilised for the two roomy homes, you also get an area of 690 square meters to do what you want with!
All in all, this really offers fantastic value for money - and a rare gem not to be missed.



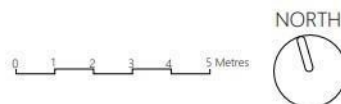
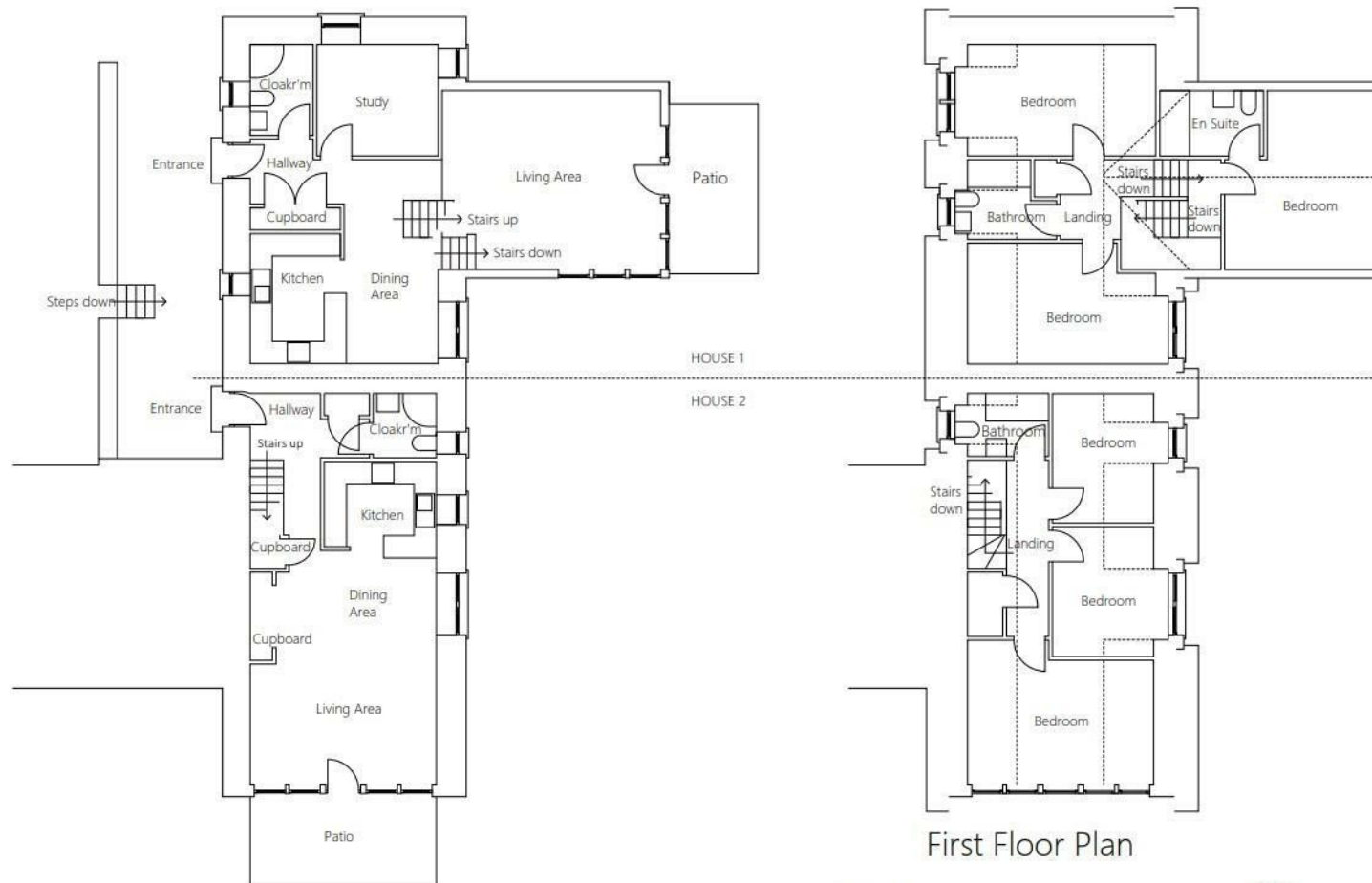
DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village and up the hill heading towards Torbeg. Torbeg Farm is located on the right hand side. Proceed down the track to the courtyard where Torbeg Farm and the plots are situated.

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