



Land Adjacent to Glenburn
Whiting Bay, Isle of Arran
North Ayrshire, KA27 8PZ



Approx. 1.43 Acres
(0.578 HA)

Please contact us for
more information:

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Property Summary

This is a very rare and exciting opportunity to purchase a significant plot of land in one of the finest settings on the island. The plot measures approximately 1.43 acres in size and it offers a wealth of potential for a wide variety of purposes, whether for private or business use (STPP). It also has a spectacular location in walking distance of the beautiful coastal village of Whiting Bay, close to some of the most scenic walks on the Isle of Arran – including the picturesque shoreline and a forest path to Glenashdale Falls. Set in an elevated position, it secures the most impressive views, with panoramas over the Firth of Clyde and Holy Isle to the southern point of Scotland.

Turning attention to the plot itself is equally impressive: the lush landscape is framed by mature trees, and is accentuated by the far-reaching sea views. It also has its own waterfall flowing to a tranquil brook, which could be emphasised to form a dramatic backdrop that is sure to catch the eye.

Features

- A substantial plot of land measuring approximately 1.43 acres
- Stunning coastal location near scenic walks
- In walking distance of Whiting Bay village
- Elevated position with far-reaching sea views
- Incorporates a dramatic waterfall
- Established gardens and mature tree line
- Includes a potting shed, greenhouse, and poly tunnel
- Excellent potential for private and business use (STPP)



Please note, the access road (from the main road) will likely remain with Arran Estates up to the southmost boundary of Glenburn. A servitude right was granted when the original ground was sold by the Estate for all necessary purposes. As regards maintenance, we are unaware of the Estate having any interest in same and this is generally dealt with by the adjoining proprietors. We are aware that the adjoining proprietors had part of the roadway upgraded when they built their new house to the front of Glenburn. We would recommend that legal advice is taken on this matter.

Site Plan







The seller currently runs a successful floristry business from the site and the plot includes established gardens, a potting shed, a greenhouse, and a poly tunnel (which are to remain). This point makes it ideal for someone wishing to run a market garden from the plot or a similar business enterprise (STPP). Of course, there is scope and potential for private use as well.

Although it currently sits outside the village envelope and does not come with planning permission, purchasers can submit a planning application with: **North Ayrshire Council (Neil McAteer nmcaateer@north-ayrshire.gov.uk)** for the approval to construct a dwelling(s). Whilst there are no services to the site, other properties in the immediate locale are serviced. Should planning permission be granted for a dwelling, the home would certainly have an incredible location that would be perfect for families or as a holiday home for the rental market.



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The Area

Whiting Bay is located on the South East corner of the island and overlooks the Firth of Clyde, with views to the very Southern point of Scotland. The village provides a newsagent, post office, pharmacy, two general food stores, café/bar, restaurant, bistro, hardware store and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18-hole golf course. Primary schooling is available in the village and secondary schooling is found at the High School in Lamash. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline, but also through the forest to Glenashdale Falls.

The Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into Highland and Lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period.

There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is approximately 60 miles in circumference and has some of the finest scenery in Scotland, with excellent walking, rambling and sea and trout fishing. Tourist attractions include Arran Aromatics, Arran Heritage Museum, Lochranza Distillery and Brodick Castle. There are seven golf courses on the island, including Whiting Bay Golf Club which is close by.



If you are visiting the Isle of Arran to view this plot of land, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using the code **WATERMANSGLLEN20** to enjoy a **20% discount** on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just quote **WATERMANSGLLEN20** when booking your table or requesting the bill.



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