



Benneccarrigan Church,
The Ross Road,
Slidery,
Isle of Arran,
KA27 8PA



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

Development Property located in Slidery



*****RARE DEVELOPMENT OPPORTUNITY IN STUNNING RURAL LOCATION*****

This incredible red sandstone church building sits in prominent rural location at the junction of the Ross Road with the main A841 circular Arran route.

Accommodation comprises entrance vestibule leading to the main church nave which was built to accommodate 400 people and beyond which is a vestry with separate external door. The building boasts a rare development opportunity in a beautiful rural location. Planning approval was previously in place for residential conversion into two dwellings however this has now lapsed. There are options to re-apply for this or for a single dwelling.

The church was built in 1894 a classic gothic style with gable mounted bell housing although the bell has long since gone.

The roof is clad with slates and has classic cast iron rainwater goods. There are sandstone skews to both gables and the original lead coloured fleche (roof ventilator) has been removed and leaded over.

The external walls are of solid sandstone with buttresses at each corner and both sides. Although requiring complete internal refurbishment, the structure is presently in functional condition.

The property is "B" listed by Historic Scotland. The church was built in the same year as the Free Church at Corrie which is of similar style and has been successfully converted into residential use.

For further information on these and other churches can be obtained from Colin Mills' excellent book: The Vanishing and Disappearing Churches of Arran.

BENNECARRIGAN CHURCH

Previously, planning was approved for conversion to residential. into two dwellings however this has now lapsed. There are options to re-ally for this or for a single dwelling

Ref: 12/00150/LBC - "Alterations and conversion of Church including replacement windows and doors to form 2 holiday lets"

The building and caravan boasts a rare development opportunity in a beautiful rural location.

Entrance vestibule

7'2" x 5'8"

Main entrance to the church is through the prominent outshot porch vestibule with heavy external door and window to the side as well as 2 arched inner doors leading to the main church nave.

The main Church

27'9" x 54'9"

Built to accommodate 400 worshippers the main church nave has a tall triple lancet window on the west facing gable as well as classic deeply inset windows to both sides, some with leaded and coloured glass.

The building has a timber hung floor, plaster and lath lined walls and a steeply sloping trussed roof with exposed purlons finished internally with V jointed timber lining.

The ceiling height in the centre is approximately 6.55 metres broken down to 4.08 metres at the wall head. Adjacent to the pulpit at the east end of the church is a doorway leading through the thick gable wall to the vestry.

Vestry

14'2" x 12'6"

Outshot to the east gable the vestry has a window and external door to the side. There is a now blocked off open fire place.

Caravan

28 x 12

Wind and water tight, the large static caravan offers the opportunity for a self build and on site facilities, including an open plan lounge/ kitchen area with a gas fire, two bedrooms, a shower room and toilet.

Garden

The church sits in grounds extending to a ¼ acre [.10 hectares] and is flat with red sandstone walling all around and a vehicular gate with hard standing and parking to the Ross Road plus pedestrian gate to the main A841.

Services

The property has mains electricity. There is no water connection or drainage. However a Scottish Water Main supply is available nearby.

Further information

Bennecarrigan is one of the island's farming communities and is situated between Kilmory and Slidery. The church is located 9 miles from Lamlash via the Ross Road, 6 miles to Blackwaterfoot and 1½ miles to Lagg. The nearest primary school is at Kilmory with the secondary school at Lamlash to which pupils are conveyed daily.

The Isle of Arran is a place where you can find a little bit of everything you'd ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great



cultural festivals, a wealth of tasty local produce and even 2 whisky distilleries. With excellent leisure facilities including sailing, tennis, fishing and bowling, 7 golf courses and amenities including banks, shops, hotels, restaurants and bars, there is always something to entertain.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:
What3words///blending.balancing.penned

Floor Plan

Floor plan is not to scale and is to be used for guidance only.
Room sizes are approximate.

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.

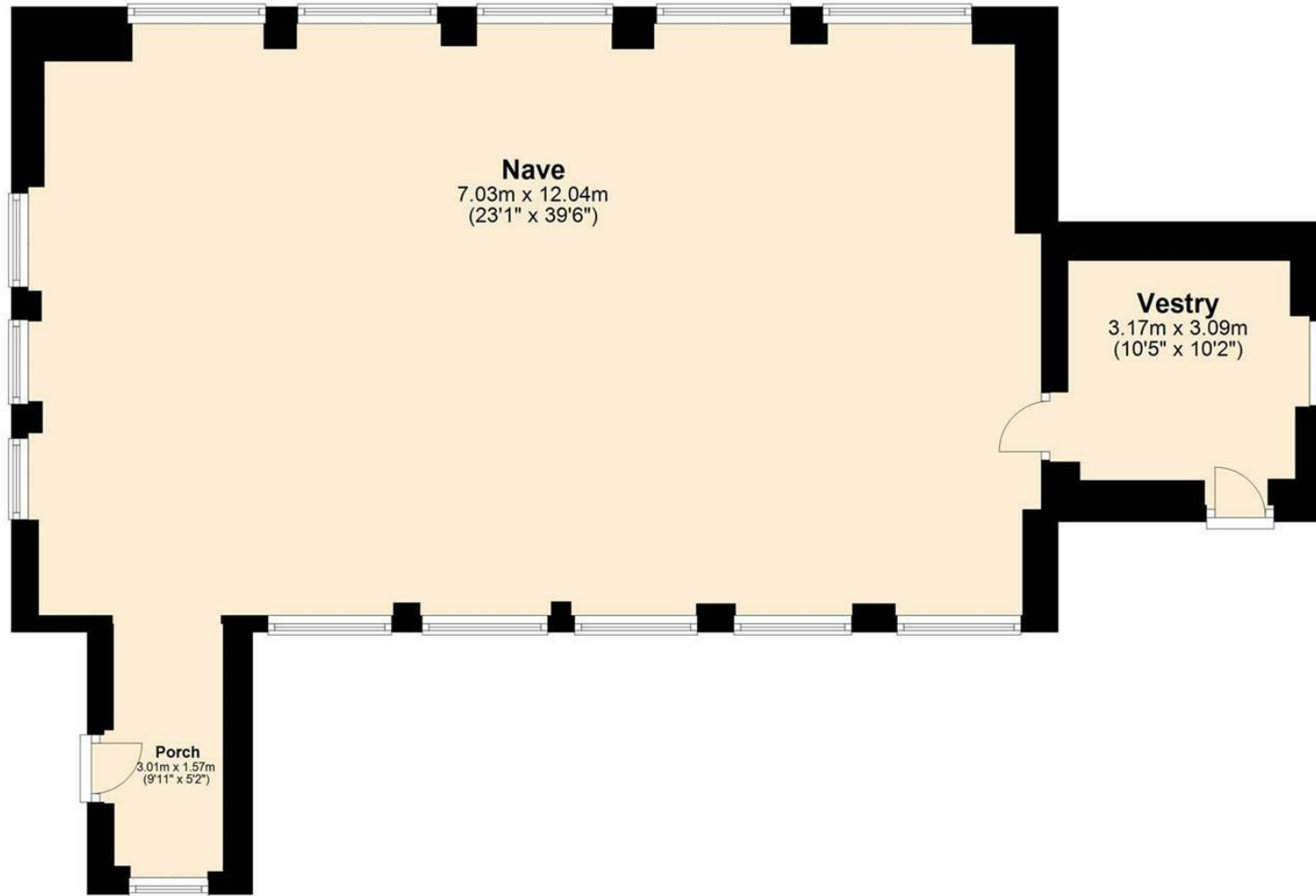


Cal Mac travel details

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

Bennecarrigan Church



DIRECTIONS

Leaving Brodick Pier, turn left and travel to Lamlash. As you leave Lamlash, turn right on to the Ross Road, sign posted Kilmory. Proceed the 9 miles to the end of this road where it meets the A841 at Bennecarrigan. Bennecarrigan Church is on the left at this crossroads.
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