




McEwan Fraser Legal

Solicitors & Estate Agents

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Plot 3, Site Opp. Ibrox Cottage

SOUTH KISKADALE, WHITING BAY, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8QS

WHITING BAY

Isle of Arran
North Ayrshire

A prime residential building plot in an elevated and private location for a eco-friendly four-bedroom detached villa

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. Excellent primary schooling is available in the village and secondary schooling is found at the High School in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shore line, but also through the forest to Glenashdale Falls (which is a brief walk from the site).

South Kiskadale is a stunning and elevated spot, which is a bird watcher's paradise, with many birds thronging this location, golden eagles, peregrine falcons and ravens can all be spotted around the site.

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 with 'South Kiskadale' ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.





VIEWS OF WHITING BAY AND ITS AMENITIES



Some say Whiting Bay was so called because of the amount of whiting fish caught, although a herring fishery also ran from here. At one point it had the longest pier in Scotland.

In Whiting Bay, the Giants' graves, neolithic tombs from 4000 years ago, lay in the forest along with Viking forts. At Kingscross Point, a dun or fortified farmstead has been found dating back the better part of two thousand years. Kingscross was used by Vikings as a settlement and burial site, and it has been suggested that the bay to the south was named after them, with "Viking Bay" later becoming corrupted to Whiting Bay.

In 1263, the Vikings of King Haco's fleet anchored before the Battle of Largs. Arran, according to Irish tradition, was also the home of Manannan mac Lir, the God of the Sea.

Feb 1307 - Kingscross also achieved a footnote in history when it became the place from which Robert the Bruce sailed for Ayrshire in February 1307, en-route to regaining control of his kingdom from the English. The pier in Whiting Bay was built in 1901 and became the longest pier in Scotland. It was dismantled in 1964.

The transformation of a group of tiny settlements into the Whiting Bay we see today,

began with the establishment of a ferry to Saltcoats in 1790. This was followed from the 1830s by the arrival of steamers from Glasgow and elsewhere in the Clyde Estuary. Clearance of Arran's inland crofting areas from the 1830s produced a demand for more accommodation on the coast, here and elsewhere on the island.

Of all Arran's villages, Whiting Bay seemed to attract the most "upmarket" clientele, and the result was a succession of fine villas being built along the landward side of the road running behind the bay. Meanwhile, a golf course was established in 1895, as were tennis courts, a bowling club and a putting green.

The building of a new pier in 1901, which allowed steamers to land passengers directly rather than via flit boats, only confirmed the growth of the village. During the war, a special boat called to take the lads off to war. A village hall was added in 1926.

As late as 1953, the main ferry serving Arran from the mainland called at Whiting Bay as well as Brodick, but the change to a Brodick only service in 1954 led to the closure of the old steamer pier in 1957. Today the village pier is a very modest affair, projecting out from the shore close to the line of tiny shops backing onto the sea in the centre of the village.

PLOT 3

Planning

Planning permission was granted (N14/00371/PP) by North Ayrshire Council for the erection of three, eco-friendly, detached houses with associated drainage and access in a private and elevated location. Plots 1 and 2 will be retained by the current owner. Plot 3 is offered for sale and will be a spacious, four-bedroom, detached property, once constructed. It's assumed that Plot 3 has no onerous burdens or restrictive servitudes within the title.

Site Area

918 Sq.m (or thereby)

Plot 3

Ground Floor : 137 sq.m

First Floor : 96 sq.m

Total : 233 sq.m



Views of the Plot



View from the Plot

IMAGES ARE OF PLOT 1 FOR ILLUSTRATIVE PURPOSES ONLY (PLOT 1 IS TO BE RETAINED BY THE CURRENT OWNER)



Accommodation

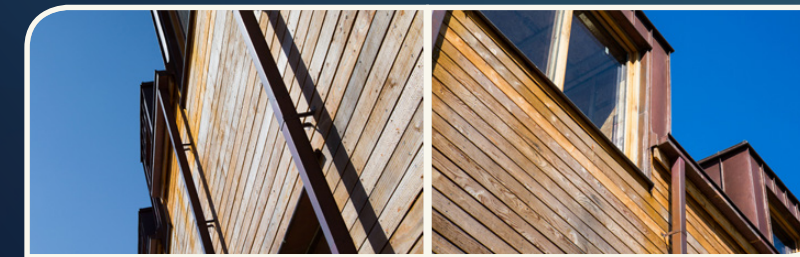
Ground Floor

- Entrance Lobby
- Cloakroom/WC
- Utility Room
- Inner Hallway
- Open Plan Living Area
- Open Plan Dining Area
- Open Plan Kitchen
- Orangery/Play Room
- Bedroom 4/Study

First Floor

- Master Bedroom with En-Suite Shower Room
- Bedrooms 2 & 3
- Bathroom

Residential Sales Value
 First Floor : 96 sq.m
 Total : 233 sq.m



Due to the elevated outlook and this exclusive location, we feel demand will be very high for this eco-friendly unit once constructed. This high specification family/holiday home will be finished to an extremely high standard throughout and further benefits from natural Scottish timber cladding (Larch) and a natural slate roof. This is a property that will capture the imagination and simply take your breath away as all principle rooms are south facing. The current owner is prepared to undertake the design and build of the unit and is prepared to

discuss any bespoke alterations. We have discussed this development with a local chartered surveyor and would suggest a valuation of **£425,000** once constructed.

We believe that all main services are located on the vicinity of the site at Plot 1. Wayleave agreement is in place to supply services to Plot 3. There are also residential dwellings in the locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.

SPECIFICATIONS

Layout, Dimensions & Plot Specifications

Approximate Dimensions
(Taken from the widest point)

Ground Floor

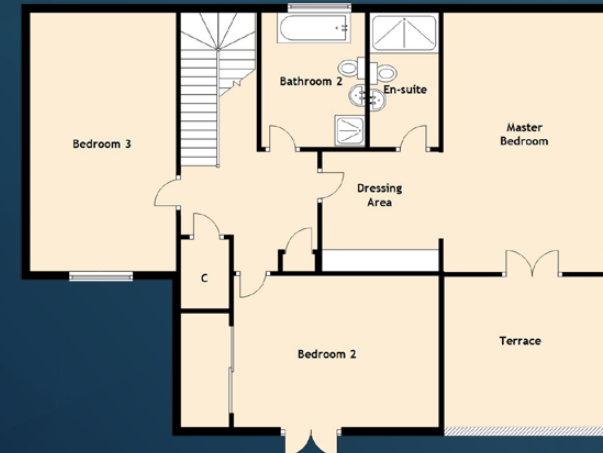
Open Plan Living Area	6.00m (19'8") x 3.60m (11'10")
Open Plan Dining Area	5.90m (19'4") x 3.30m (10'10")
Orangery/Play Room	4.70m (15'5") x 3.10m (10'2")
Open Plan Kitchen	3.50m (11'6") x 3.00m (9'10")
Utility	2.30m (7'7") x 2.00m (6'7")
Study/Bedroom 4	5.98m (19'7") x 4.33m (14'3")
Bathroom 1	2.30m (7'7") x 1.80m (5'11")

First Floor

Master Bedroom	5.98m (19'7") x 3.73m (12'3")
En-suite	3.10m (10'2") x 1.60m (5'3")
Bedroom 2	4.75m (15'7") x 3.50m (11'6")
Bedroom 3	5.96m (19'7") x 3.38m (11'1")
Bathroom 2	3.10m (10'2") x 2.40m (7'10")

Gross internal floor area (m2)

233m²



Notes:
 1 All dimensions to be worked on site prior to any shop or site works being commenced.
 2 Any discrepancies to be reported to the Architect before any work is put in hand.
 3 Do not scale from this drawing.
 4 This drawing is to be read in conjunction with relevant consultants' and specialist drawings.
 5 This is a master drawing.
 The drawing is the property of the Architect. Copyright is reserved and the drawing is based on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person either whole or in part without the written consent of the Architect.

DRAFT

DATE	REVISION	DETAILS
01 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
02 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
03 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
04 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
05 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
06 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
07 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
08 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
09 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR
10 15 17	PROPOSAL AND 3-RELEVANT GARAGES ADDED	DR

Client:
Mr N Marriott

Project:
Site opp Ibrox Cottage
South Kiskadale, Wintling Bay

Description:
Site Plan
As Proposed

Job No:
17-007

Drawing No:
PL(00)03

Revision:
B

Date: May 2017
Drawn: DB
Scale: 1:100 @A3

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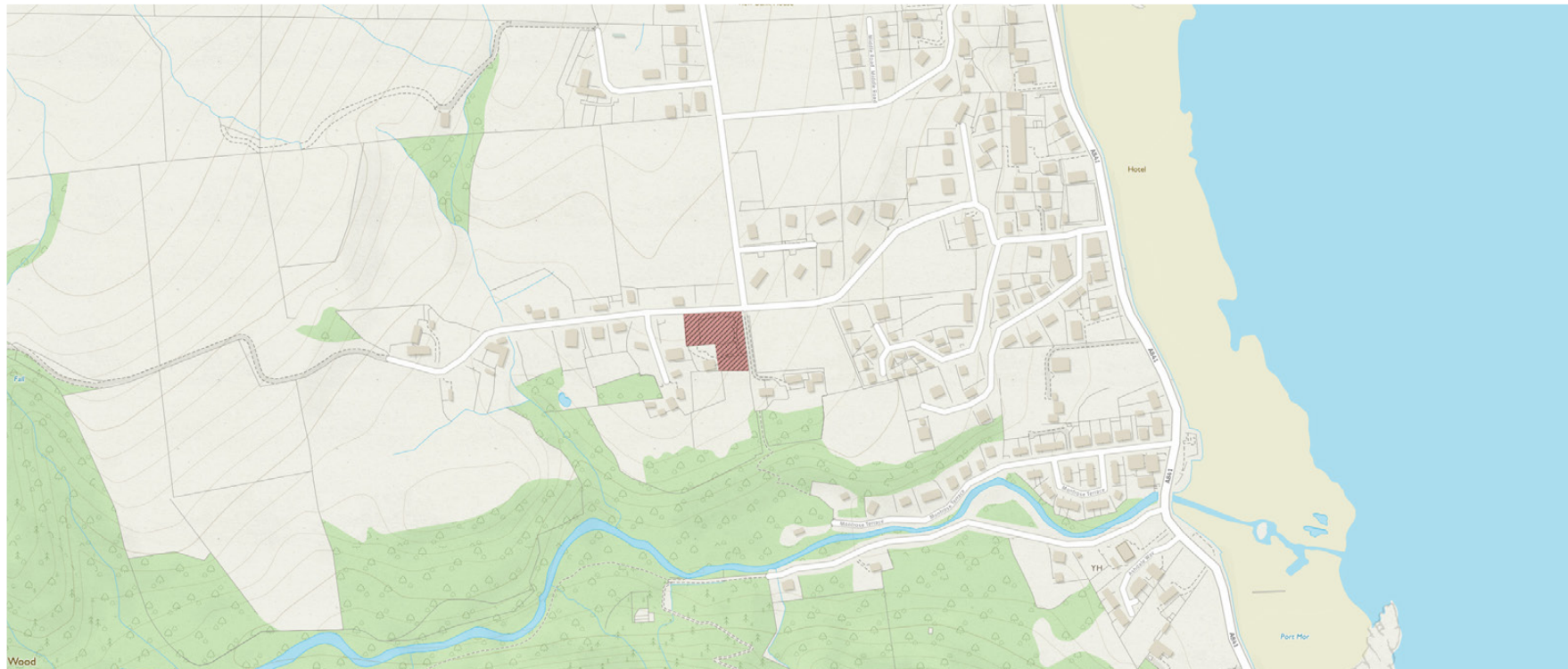


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