



## Land at Whin House (Immediately adjoining Whin Cottage)

KILDONAN, ISLE OF ARRAN, NORTH AYSRSHIRE, KA27 8RR





THE LAND AT WHIN HOUSE HAS A FANTASTIC POSITION WITHIN KILDONAN, WITH FAR-REACHING SOUTHERLY VIEWS, OVERLOOKING THE ISLANDS OF PLADDA AND AILSA CRAIG. THE SITE IS SITUATED ON THE SOUTH OF THE ISLE OF ARRAN, IN THE VILLAGE OF KILDONAN. THIS PRETTY VILLAGE IS OFF THE MAIN COAST ROAD. IT HAS A SANDY BEACH AND A HOTEL/ BAR/RESTAURANT, WHICH ARE BOTH WITHIN A SHORT STROLL FROM THE PLOT. KILDONAN IS A HAVEN FOR OTTERS, SEALS AND A WIDE RANGE OF OTHER WILDLIFE. KILDONAN ALSO BOASTS YELLOWPORT HARBOUR, A SHELTERED MOORING FOR SMALL BOATS, OPPOSITE KILDONAN VILLAGE HALL.

## KILDONAN

ISLE OF ARRAN, NORTH  
AYRSHIRE, KA27 8RR

The site is four miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, is Lamlash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in the bay.

The main ferry port at Brodick (twelve miles) has a selection of shops, along with leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an eighteen-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits two miles to the north and overlooks Brodick Bay. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow city centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. At the south end of the island, at Kilmory, is the creamery, home of the famous Arran cheese, although this is now being challenged by cheese factories at Claddach and Kilpatrick.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.



A PRIME RESIDENTIAL  
BUILDING PLOT OF 2.34-ACRES  
WITH PERMISSION TO FORM  
THREE HOLIDAY COTTAGES.  
THE SITE ALSO INCLUDES  
A STORAGE BARN.

# LAND AT WHIN HOUSE

KILDONAN, ISLE  
OF ARRAN, NORTH  
AYRSHIRE, KA27 8RR

## Planning:

Planning permission has been granted (CH/01/91/0573) by North Ayrshire Council for the erection of a two-storey dwelling consisting of three holiday letting units and associated parking. North Ayrshire Council further confirmed on the 1st November 2018, that the development had commenced within five years of the date of the original planning permission. The three holiday letting units shall not be used for anything other than holiday lettings without written approval from the planning authority.

There is a shared access road to the site. It is assumed that the plot has no onerous burdens or restrictive servitudes within the title.



“... A PRIME  
RESIDENTIAL  
BUILDING PLOT OF  
2.34-ACRES ...”



**Site Area:**  
2.34 Acres

**Gross Floor Area:**  
350 sq. m (Approx.). As advised by architect  
who submitted original application.

## Accommodation:

**Flat 1**  
Ground Floor – Games room and utility room.

First Floor – Lounge, kitchen,  
bathroom and bedroom.

**Flat 2**  
Ground Floor: Spacious 'L' shaped lounge/  
diner/family room, kitchen, bedroom one,  
bedroom two and bathroom.

**Flat 3**  
First Floor: Lounge, kitchen, bedroom one  
with en-suite, bedroom two with en-suite,  
bedroom three and bathroom.

## Services:

We believe that all main services (power, water, telephone line) are located in the vicinity of the site. There are residential dwellings in the immediate locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.

**NB:** A detailed copy of the drawings and application notice are available upon request.



LOCAL AMENITIES

VIEWS

BUS LINKS

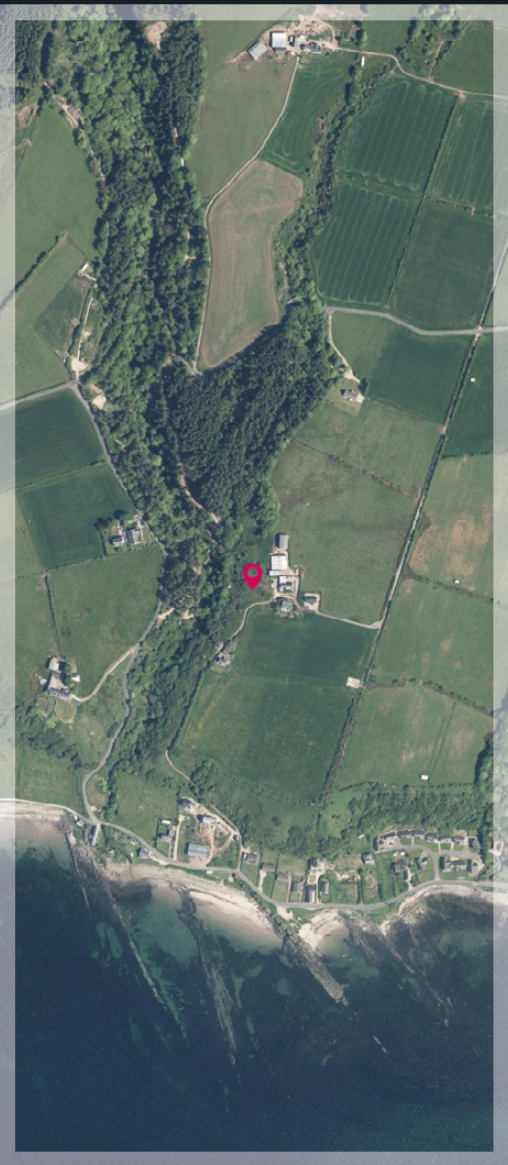
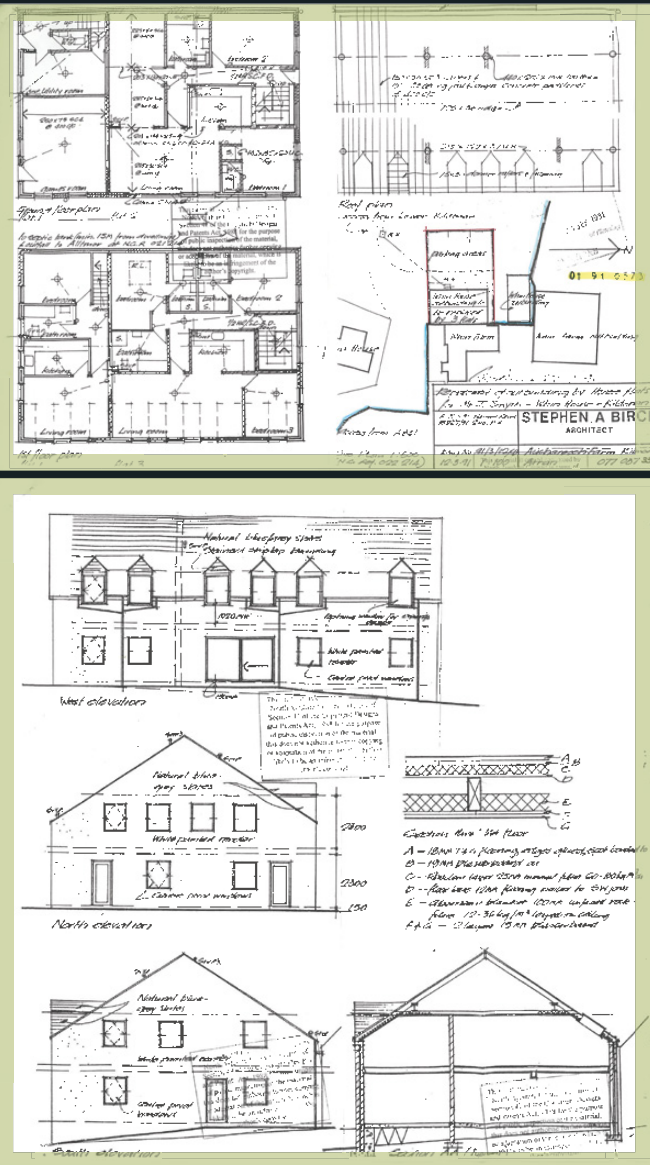
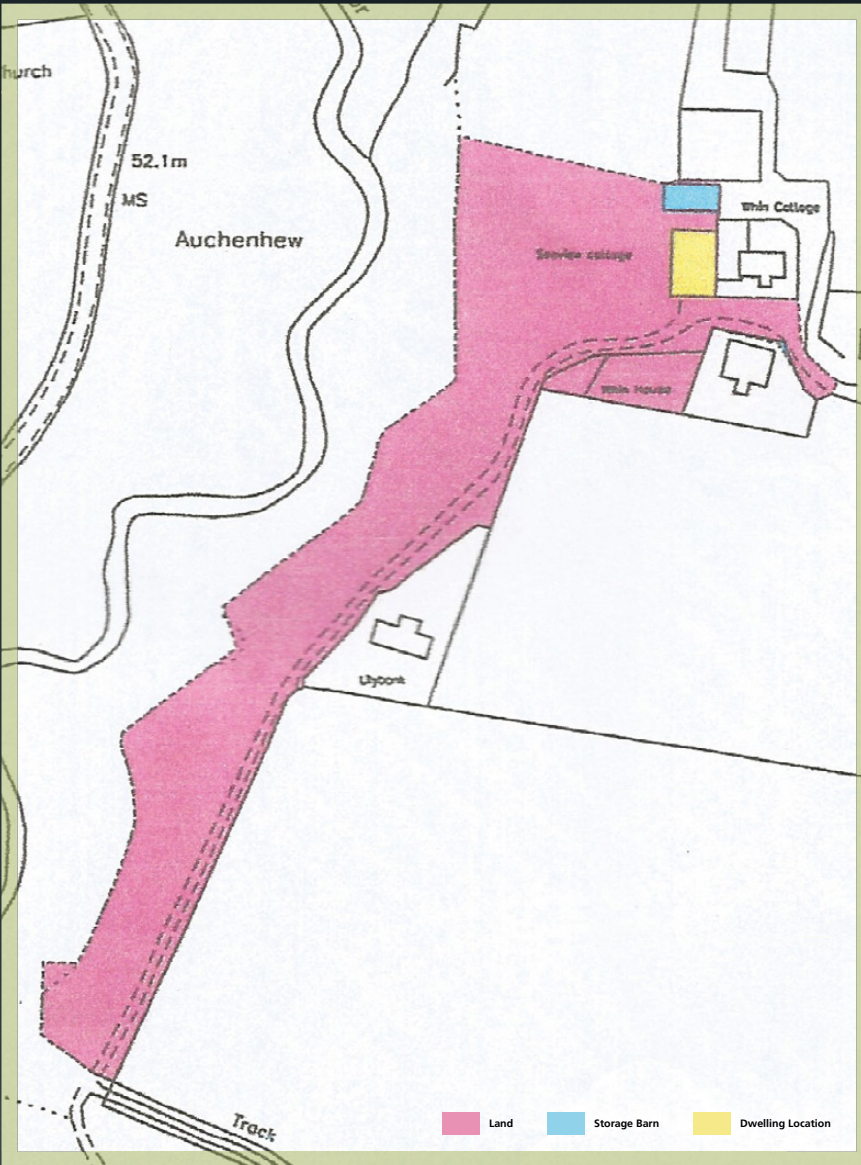
DEVELOPMENT OPPORTUNITY

LAND AT WHIN HOUSE

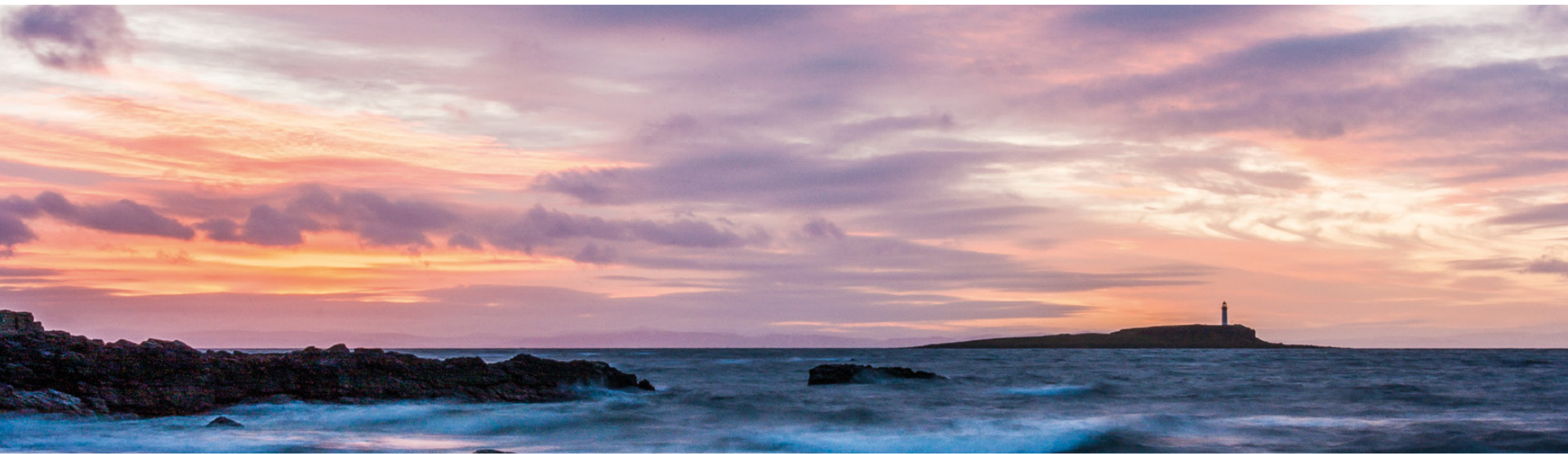
PLANS

AERIAL PHOTO

MAP







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Solicitors & Estate Agents

Tel. 01292 430 555  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**DARREN LEE**  
 Regional Manager



Professional photography  
**ANDY SURRIDGE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer