




McEwan Fraser Legal
Solicitors & Estate Agents

ST. GEORGE'S CHURCH

Shore Road, Lamlash, Isle of Arran, North Ayrshire, KA27 8JY



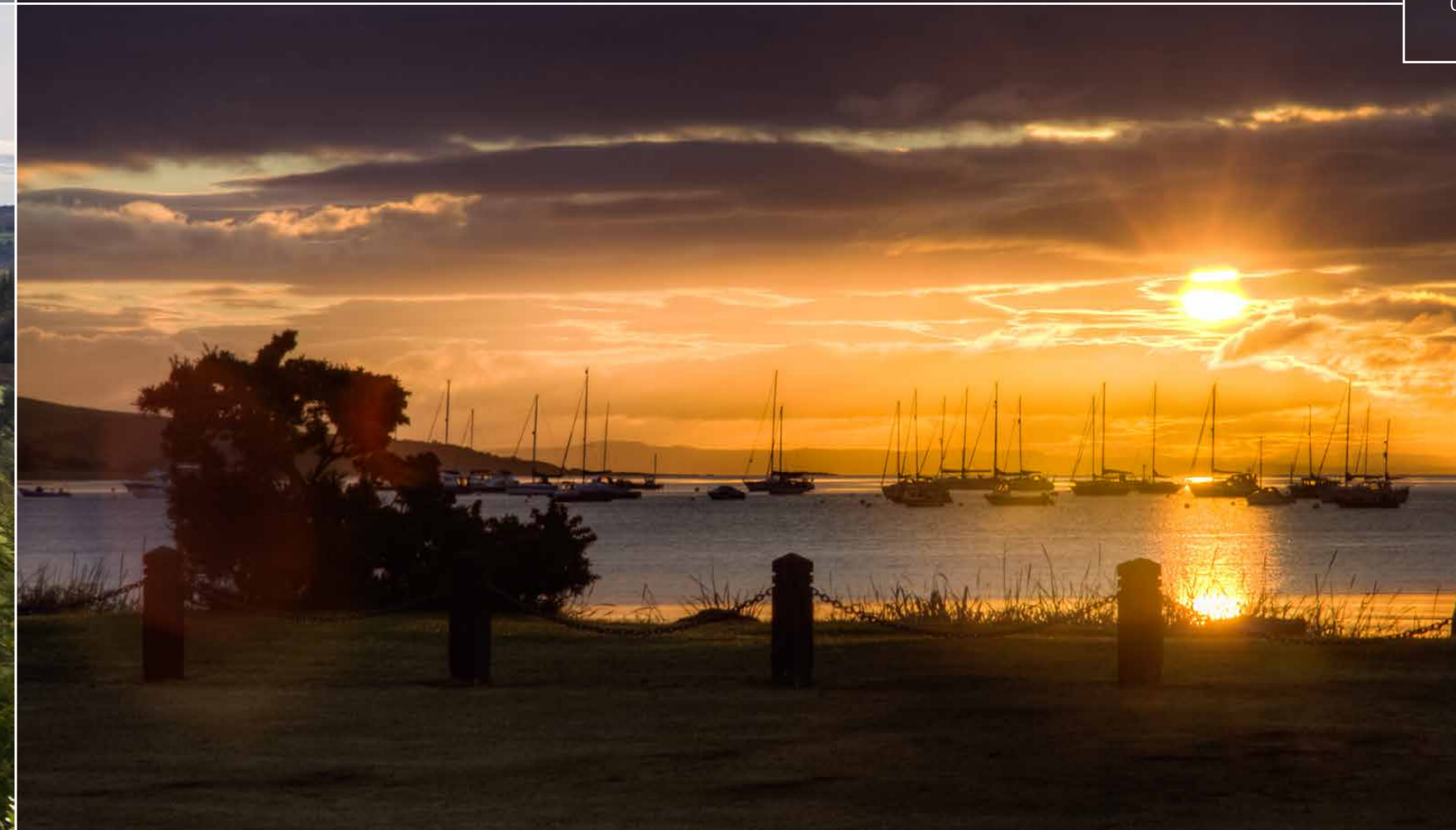
LAMLASH

THIS FANTASTIC 'DEVELOPMENT OPPORTUNITY' IS SITUATED IN A PRIME POSITION ON THE SHORE, IN THE RELAXED, COASTAL VILLAGE OF LAMLASH, WHICH LIES ON THE EASTERN ASPECT OF THE ISLE OF ARRAN, A POPULAR ISLAND OFF THE WEST COAST OF SCOTLAND.

THE VILLAGE OF LAMLASH HAS TWO HOTELS (THE GLENISLE AND LAMLASH BAY HOTEL), TWO PUBS (THE PIERHEAD TAVERN (PHT) AND THE DRIFT INN), A LOCAL CHURCH, NEWSAGENTS, A CHEMIST, MEDICAL CENTRE, THE ONLY HOSPITAL ON THE ISLAND AND THE REFURBISHED CO-OP.

Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. 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. The Primary school, nursery and the only High School and Gym Campus are situated within walking distance and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!

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SITUATED IN A PRIME POSITION ON THE SHORE, IN THE RELAXED, COASTAL VILLAGE OF LAMLASH





A PARTLY-COMPLETED RESIDENTIAL
DEVELOPMENT SITE OF 14 APARTMENTS IN
A PRIME LOCATION, CONSIDERED BY MANY
TO BE THE FINEST ROAD ON THE ISLAND.

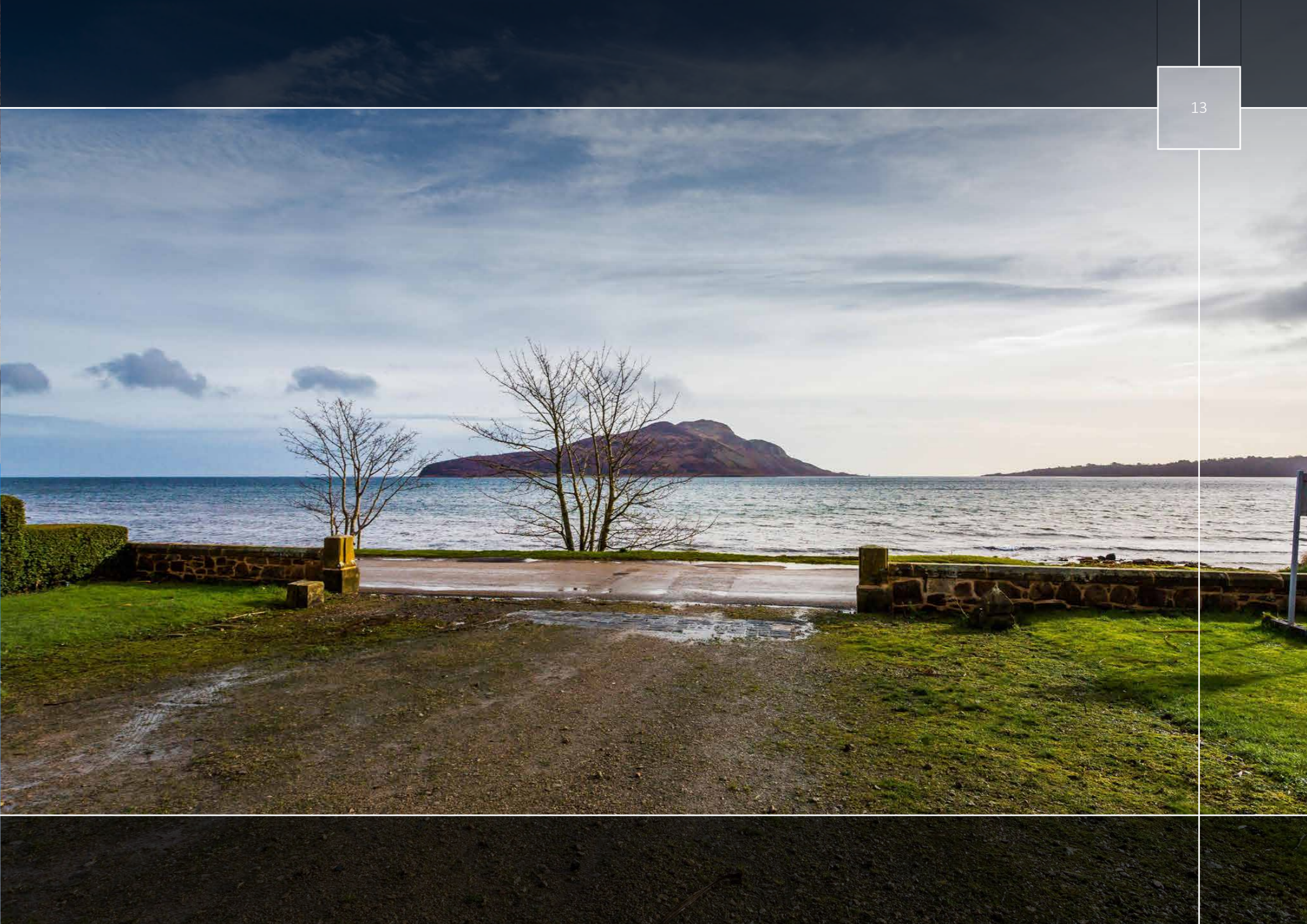
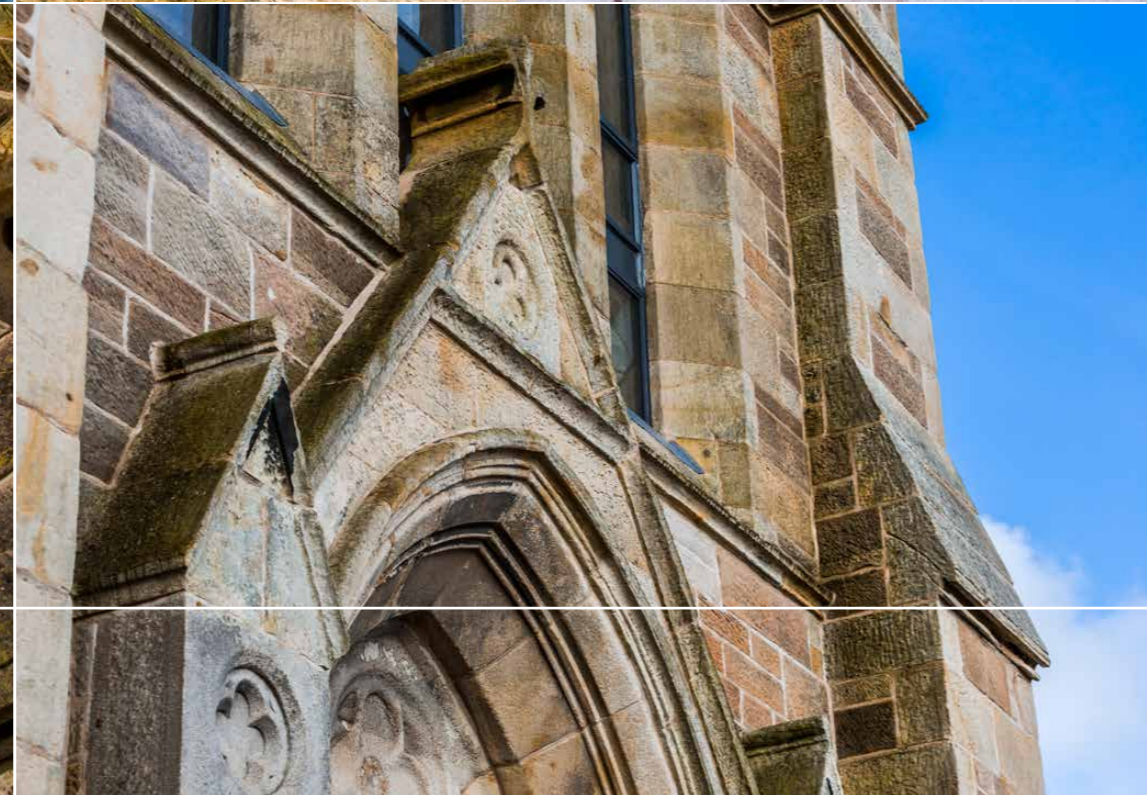


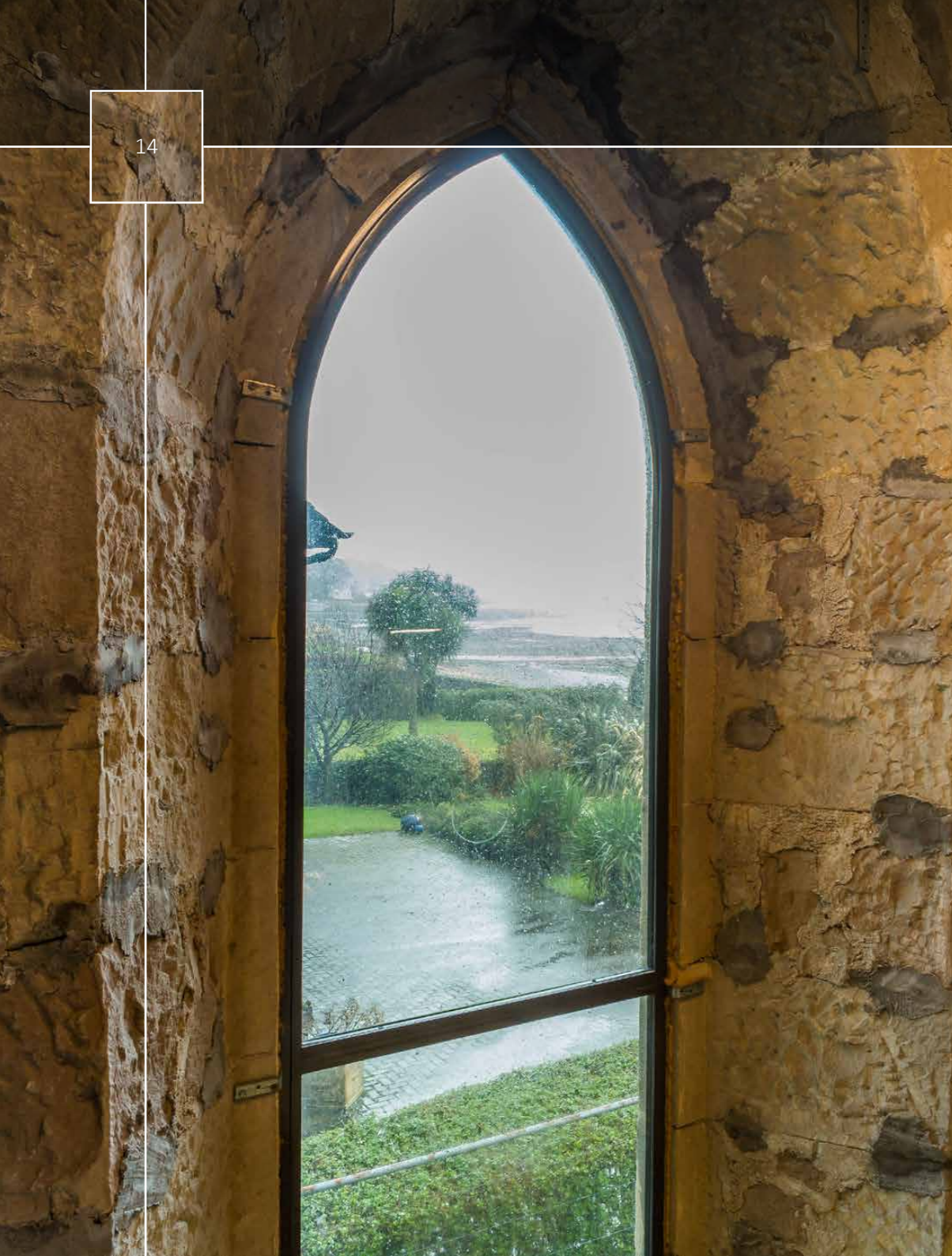


BRIEF HISTORY OF ST. GEORGE'S CHURCH

Erected by the Duke of Hamilton to replace the original 1774 church, this building is erected in the Early English style from pale brown sandstone, with polished ashlar dressings of cream sandstone. A 2-stage buttressed spire rises in the south-east, featuring a single lancet window at ground level and a tall Y-traceried window on the first floor. The tower is topped by a frieze of inset panels, a square pyramidal spire with lucarnes and an iron weathervane. An arched and gabletted central porch with a trefoil head, gabletted buttresses and a plain tympanum projects from the east elevation. Three-light lancet windows with hoodmoulds sit above, with a small cinquefoil window in the gablehead. The main body is composed of 5 bays separated by prominent gabletted buttresses, each of which contains a lancet window. The church was used by the Lamash Free Church congregation from 1892 until the union of the Free and United Presbyterian Churches in 1900, when it became the United Free Church. From 1929, it formed one of the congregations of Lamash Parish church at that year's union with the Church of Scotland.



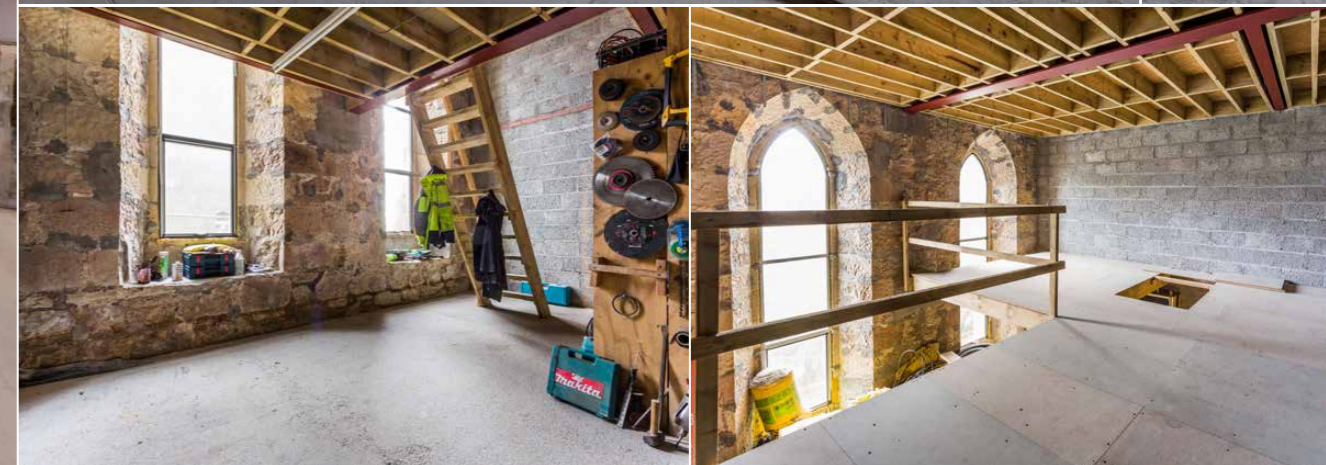




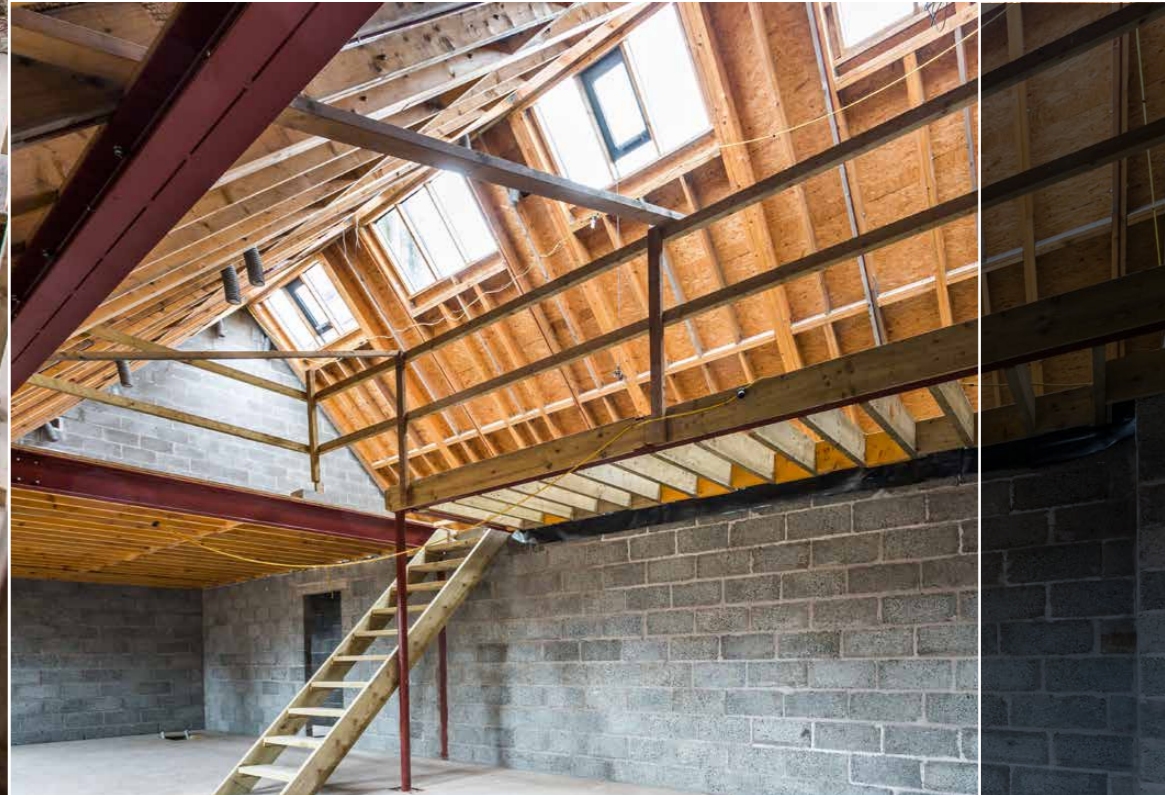
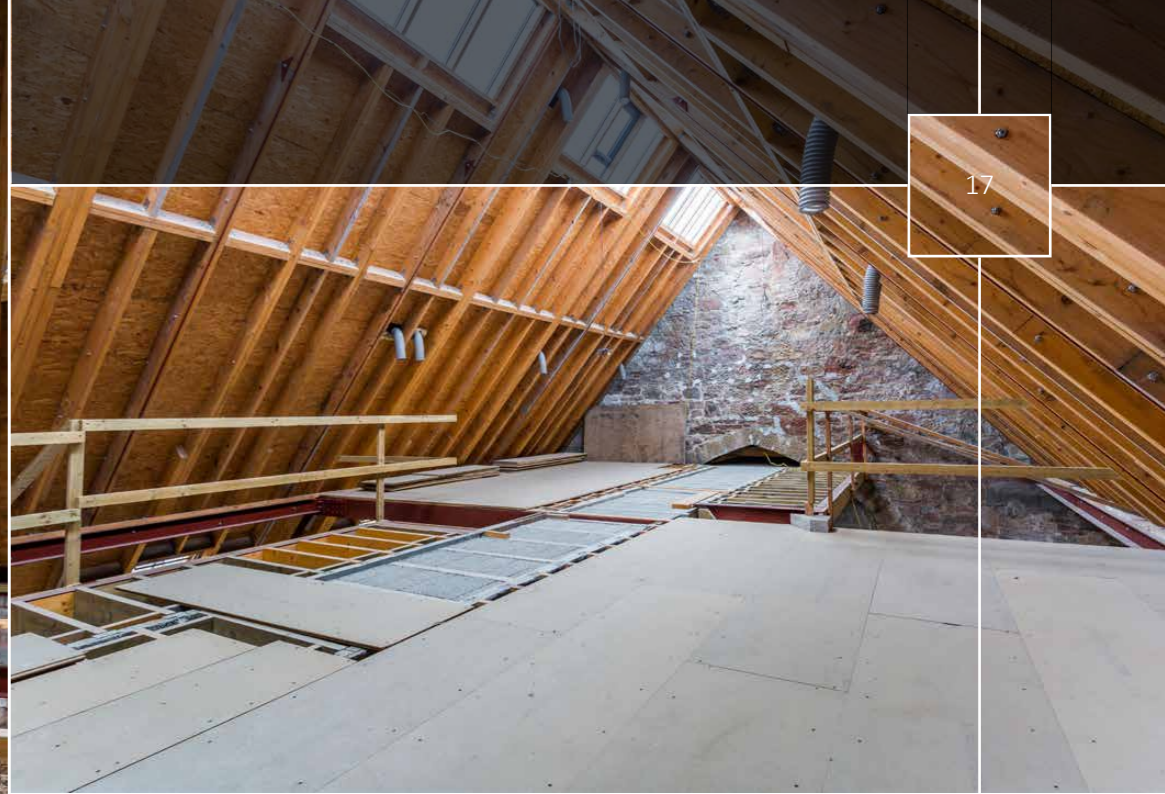
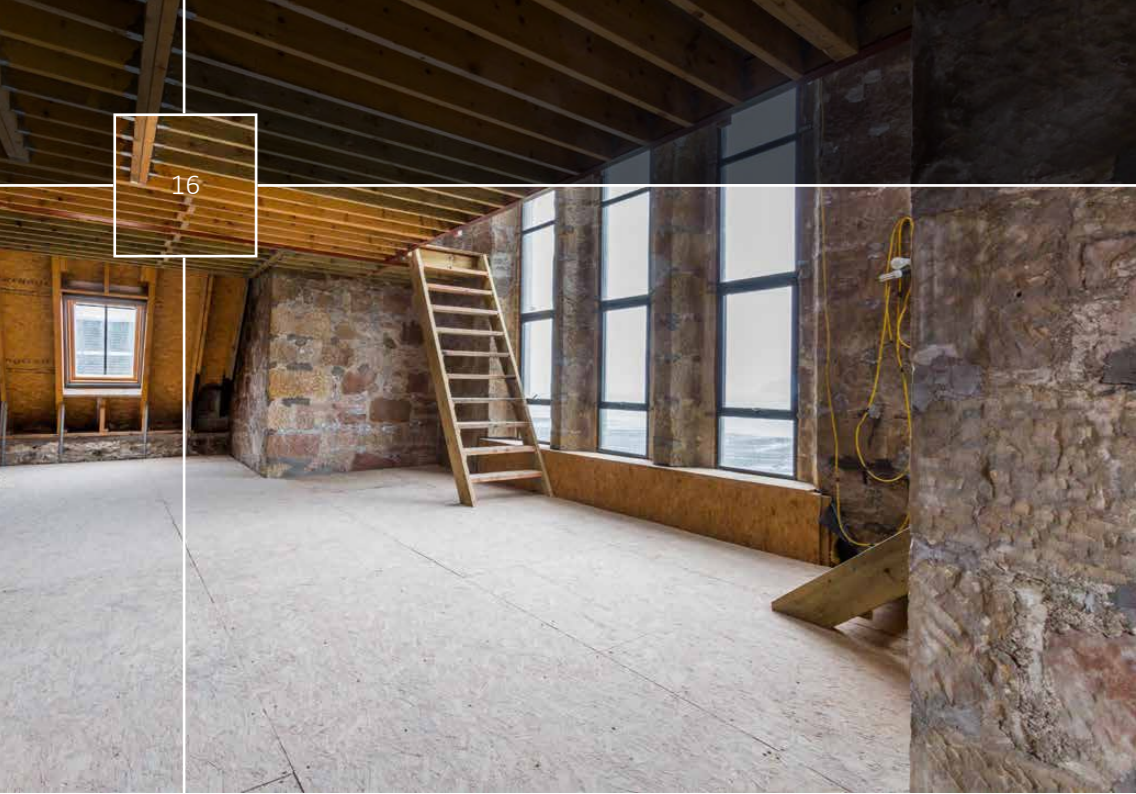
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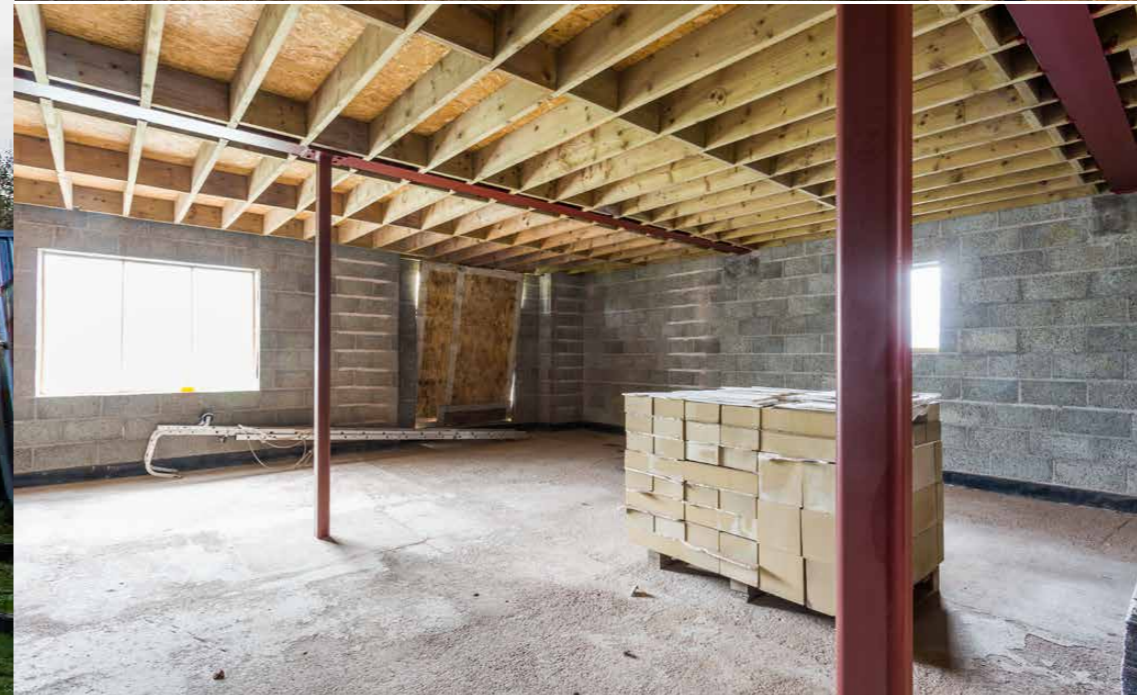
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PHASE 1 - FORMER CHURCH BUILDING



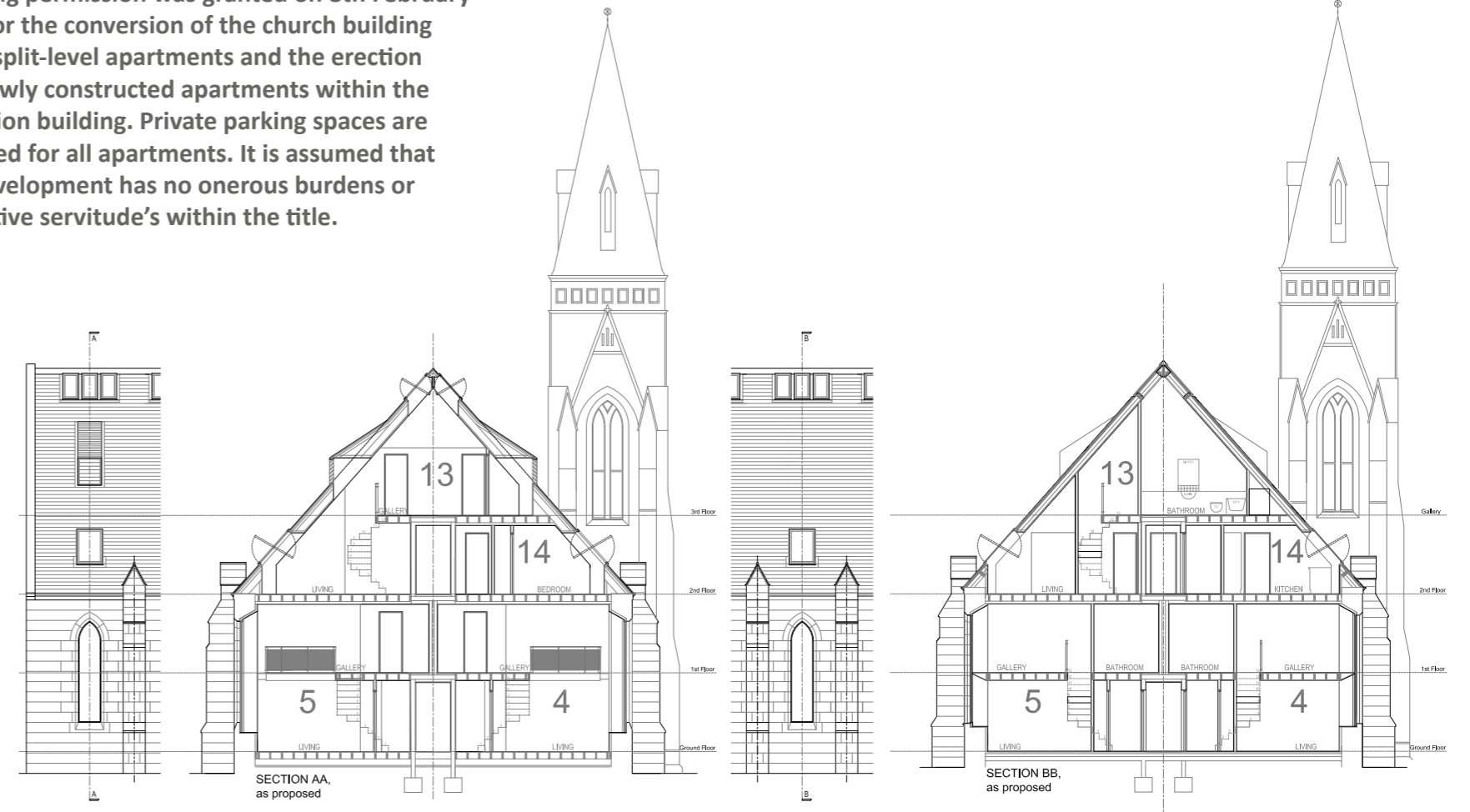
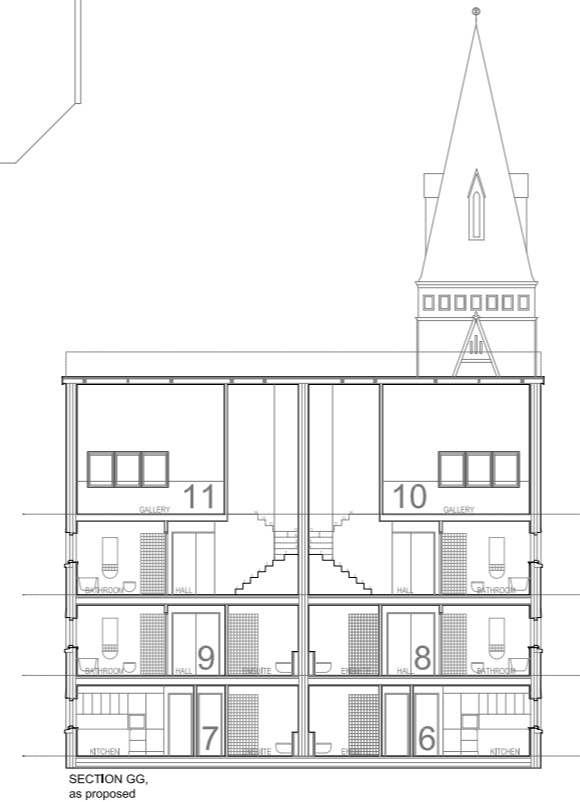


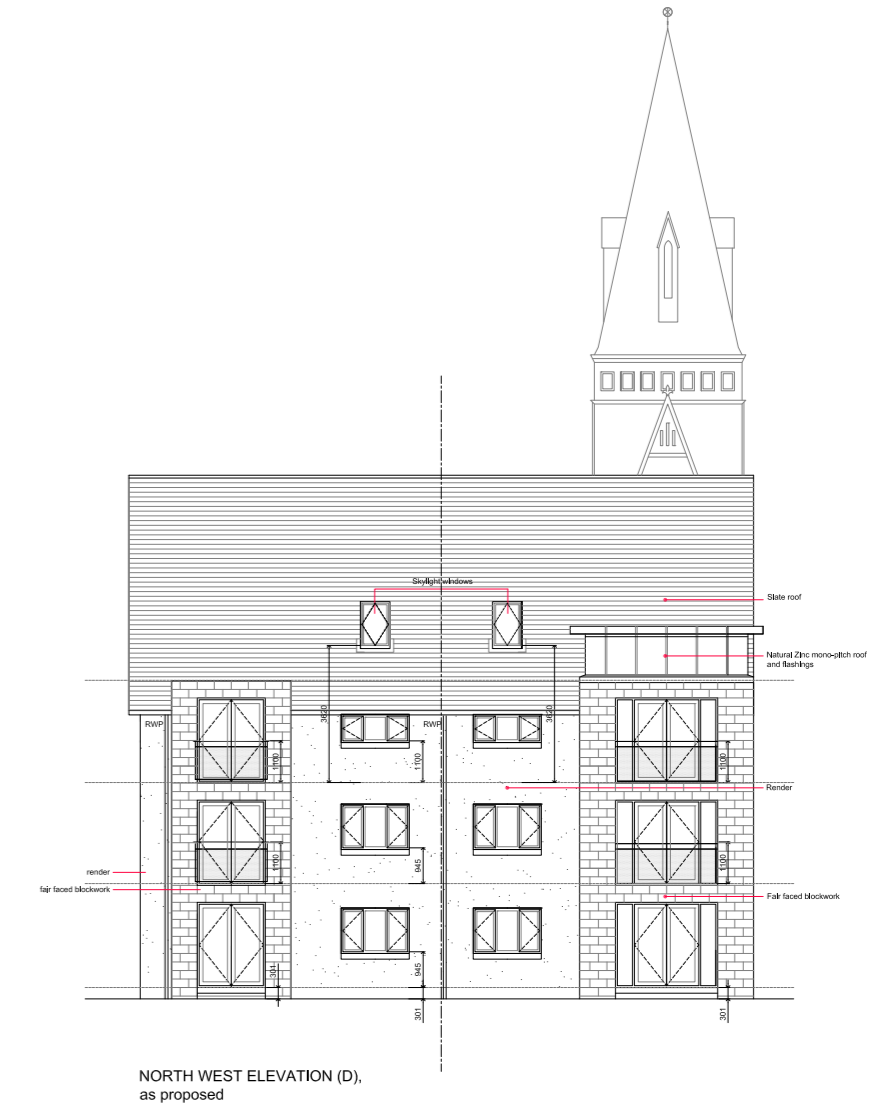
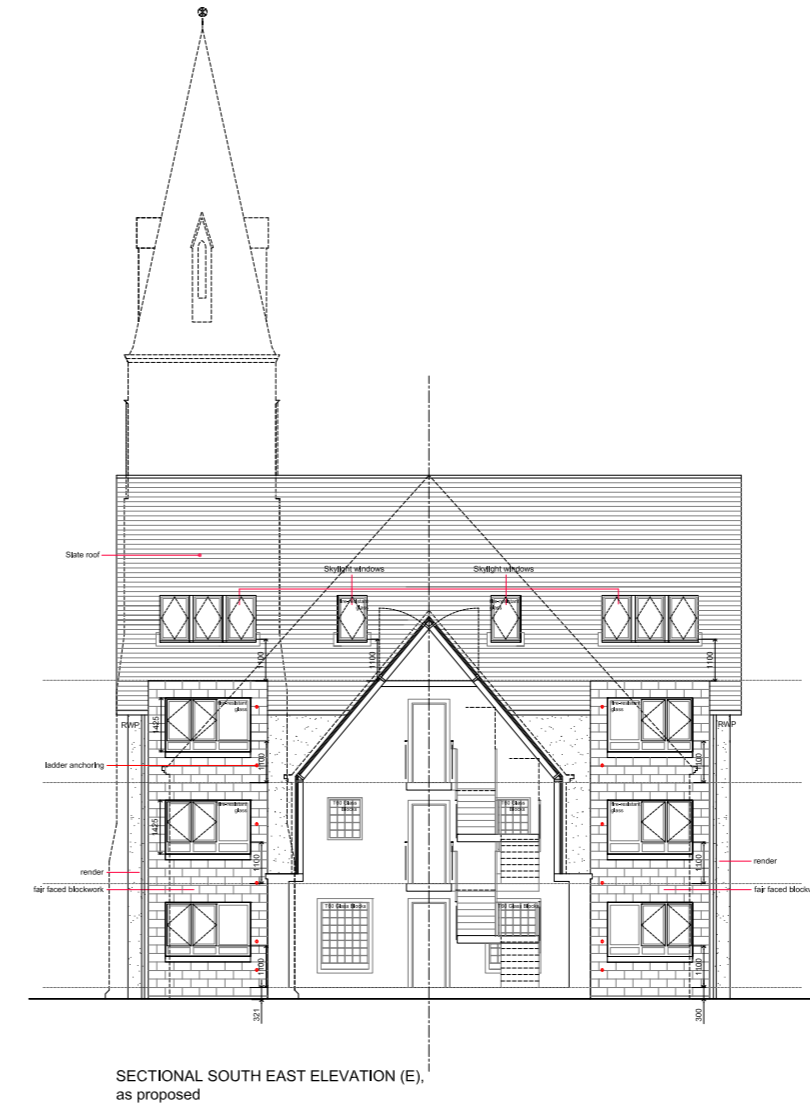


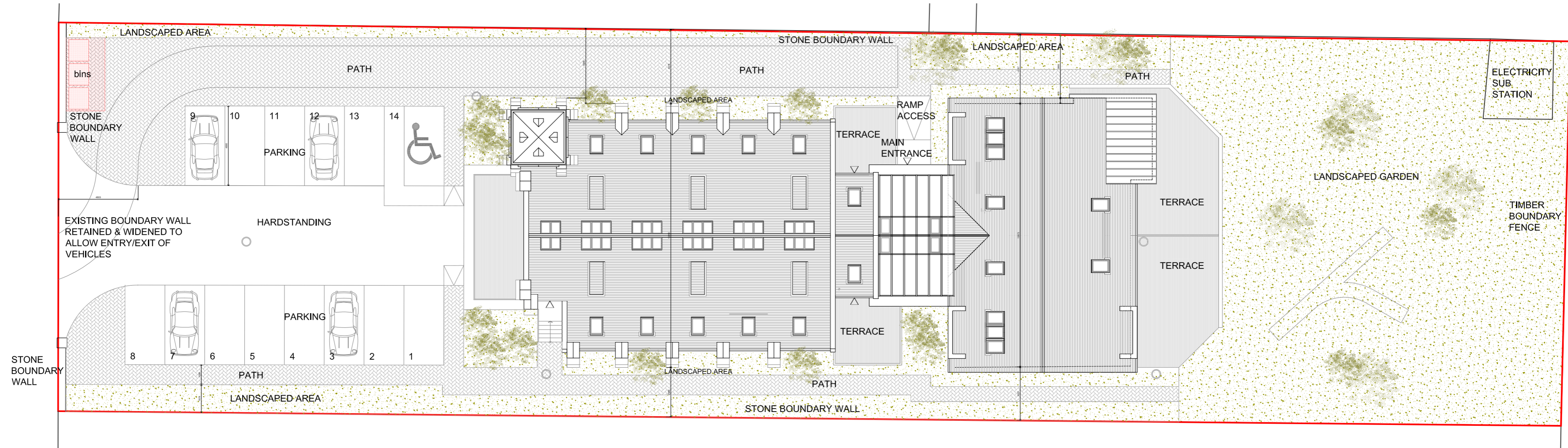
PHASE 2 - NEW BUILD/EXTENSION

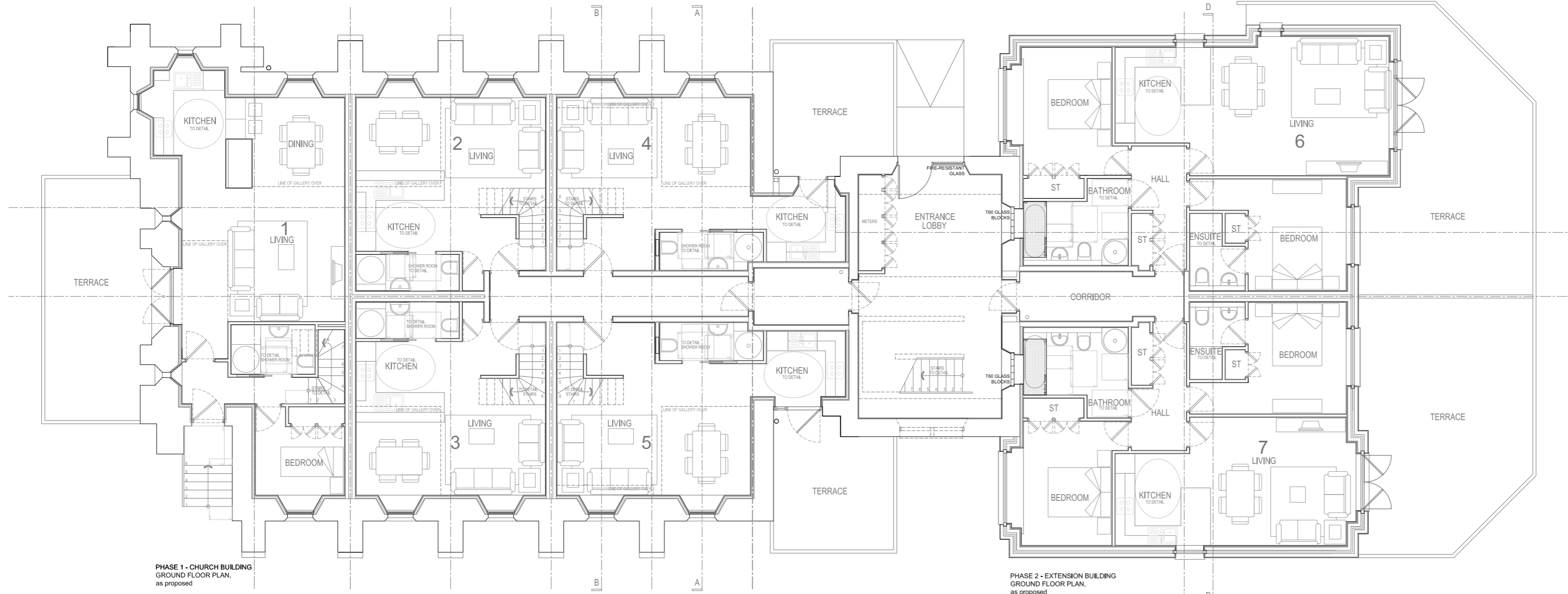


Planning permission was granted on 8th February 2012 for the conversion of the church building into 8 split-level apartments and the erection of 6 newly constructed apartments within the extension building. Private parking spaces are provided for all apartments. It is assumed that the development has no onerous burdens or restrictive servitude's within the title.









SCHEDULE OF ACCOMMODATION:

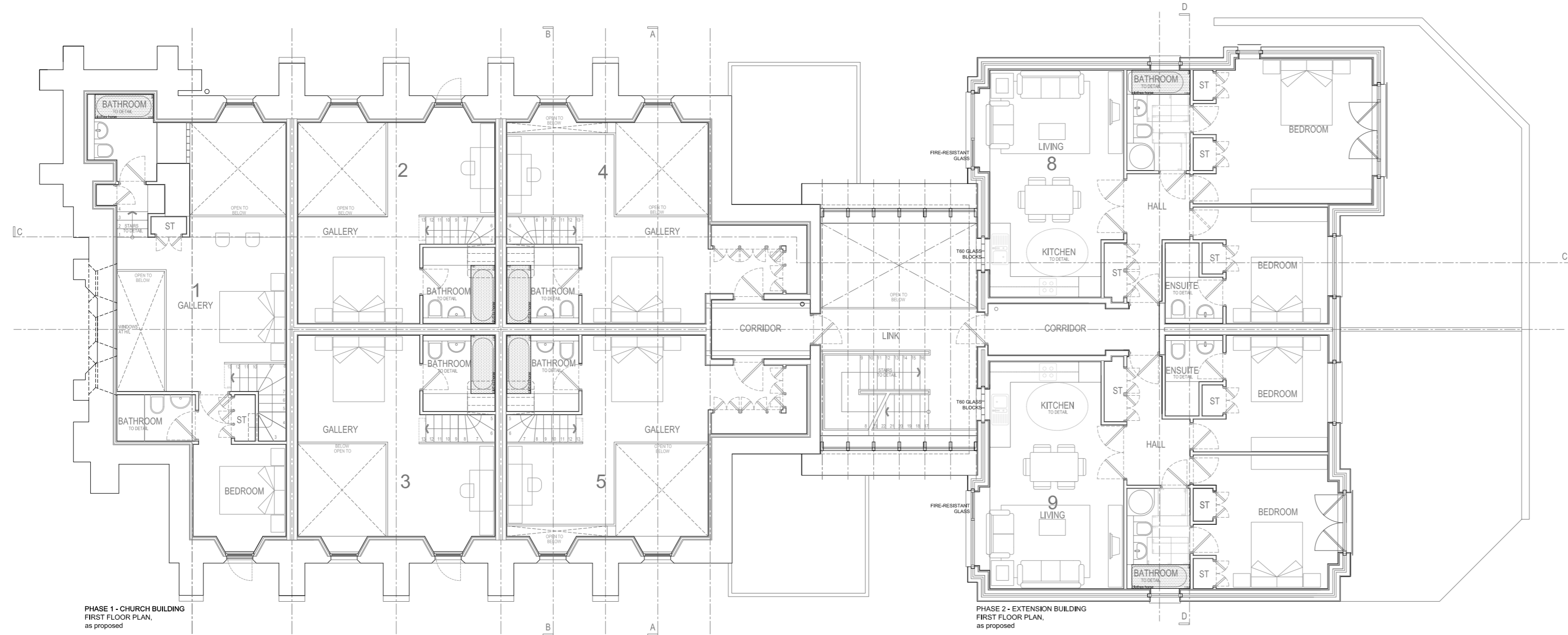
All areas are shown in M²

Phase 1 – Former Church Building

Flat	Lower	Upper	Total	Description
1	57.8	43.2	101.0	3 Bed Flat
2	33.8	25.4	59.2	1/2 Bed Flat
3	33.8	25.4	59.2	1/2 Bed Flat
4	38.1	33.6	71.7	1/2 Bed Flat
5	38.1	33.6	71.7	1/2 Bed Flat
12	52.9	18.8	71.7	2 Bed Flat
13	54.6	27.2	81.8	2 Bed Flat
14	54.6	27.8	82.4	2 Bed Flat

Phase 2 - Extension Building

Flat	Lower	Upper	Total	Description
6	79.2	79.2		2 Bed Flat
7	73.4	73.4		2 Bed Flat
8	79.2	79.2		2 Bed Flat
9	73.4	73.4		2 Bed Flat
10	79.2	32.9	112.1	3 Bed Flat
11	73.4	32.5	105.9	3 Bed Flat



SCHEDULE OF ACCOMMODATION:

Flats Total Accommodation 1,121.9

Common Areas

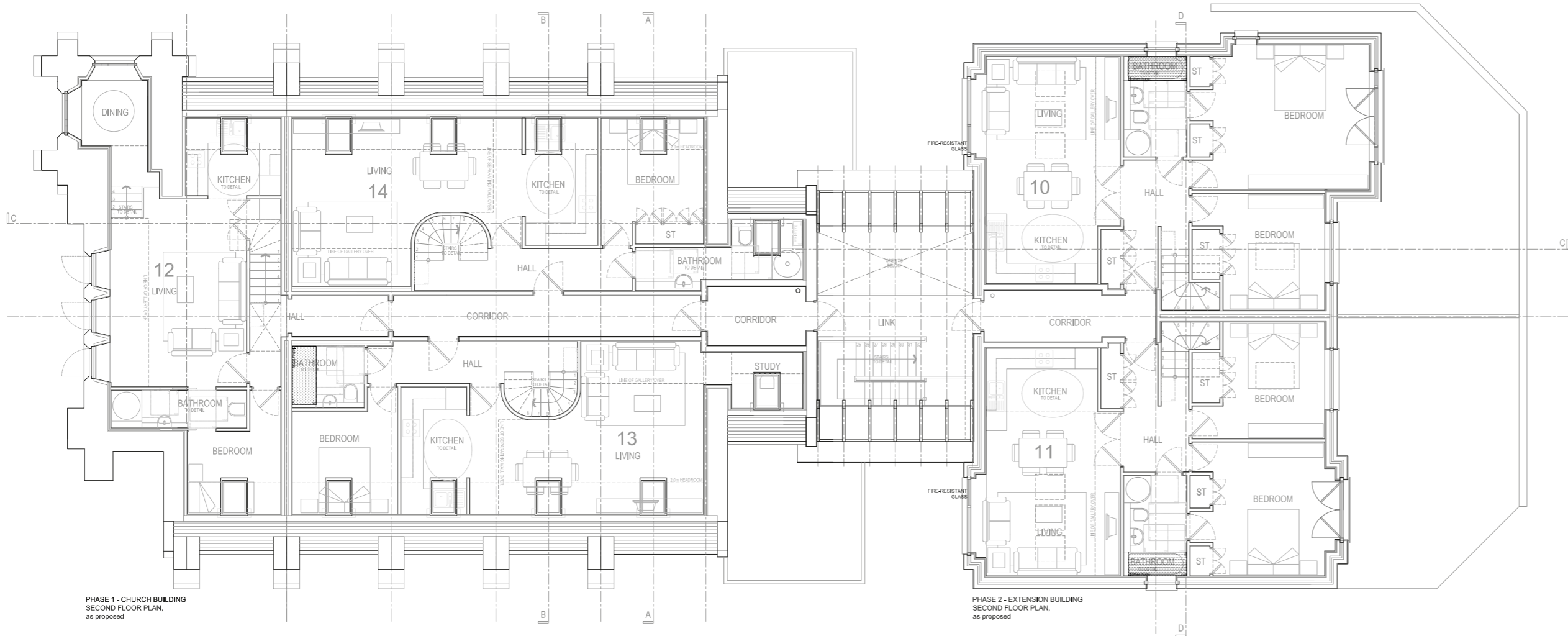
51.9 Ground Floor

23.2 First Floor

42.4 Second floor

Common Area Total 117.5

Accommodation Total – 1,239.40



RESIDENTIAL SALES VALUE

Due to the excellent and exclusive location, we feel demand will be high for these apartments once constructed. We have carried out market research and spoken to a local chartered surveyor and would suggest the following re-sale valuations once completed.

Phase 1 Church Building				
1:	3 Bed Flat	101.0	£225,000	Plus Terrace
2:	1/2 Bed Flat	59.2	£155,000	
3:	1/2 Bed Flat	59.2	£155,000	
4:	1/2 Bed Flat	71.7	£175,000	Plus Terrace
5:	1/2 Bed Flat	71.7	£175,000	Plus Terrace
12:	2 Bed Flat	71.7	£225,000	
13:	2 Bed Flat	81.8	£175,000	
14:	2 Bed Flat	82.4	£175,000	
Phase 2 – New Build/Extension				
6:	2 Bed Flat	79.2	£165,000	Plus Terrace
7:	2 Bed Flat	73.4	£160,000	Plus Terrace
8:	2 Bed Flat	79.2	£160,000	
9:	2 Bed Flat	73.4	£155,000	
10:	3 Bed Flat	112.1	£225,000	
11:	3 Bed Flat	105.9	£215,000	

Total GDV = £2,535,000

Services:
We believe that water is currently available on the site and all other main services are located in the vicinity of the site. There are residential dwellings in the locale, which all have access to services. However, prospective purchasers should make their enquiries with the appropriate service providers.

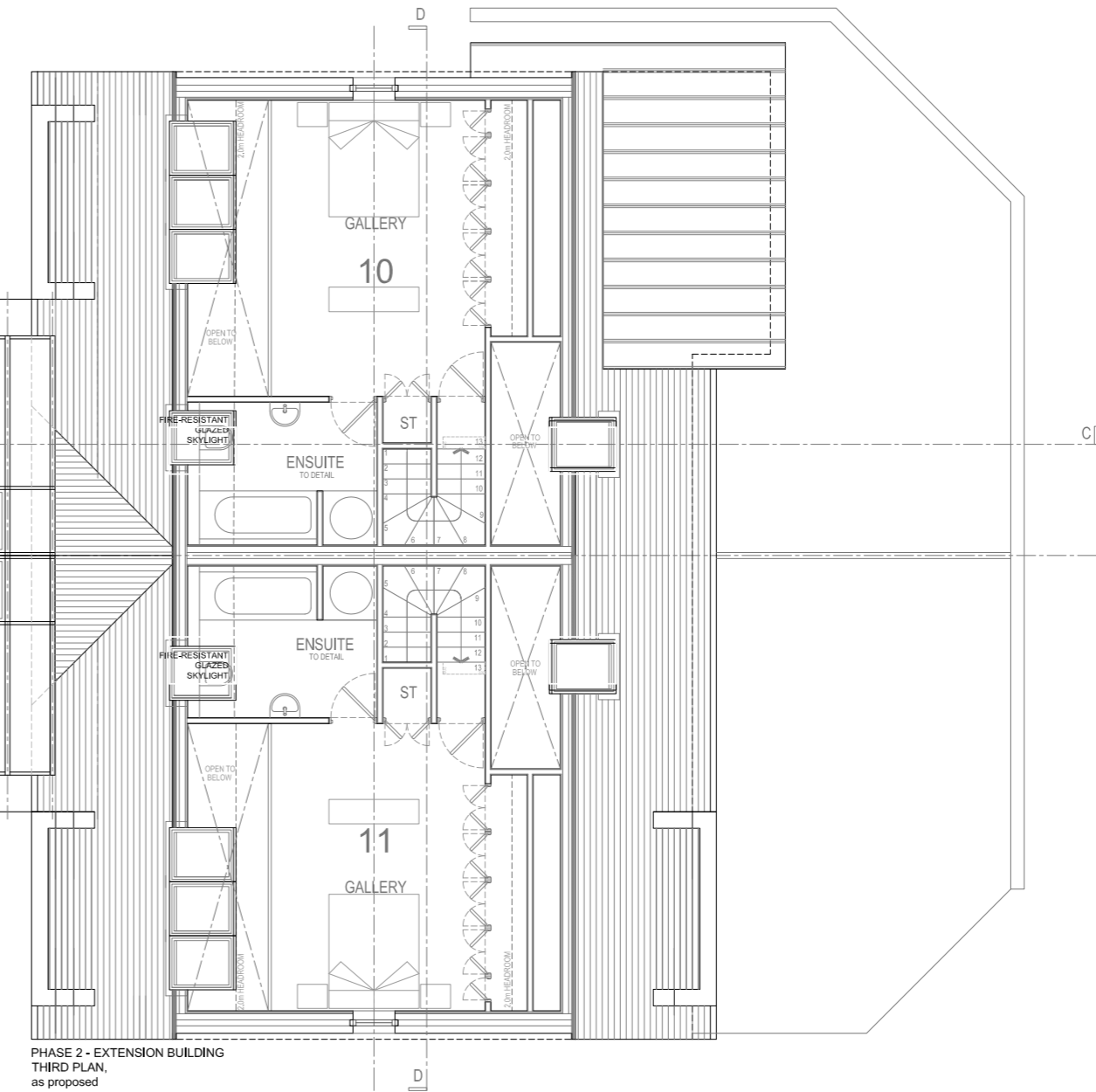
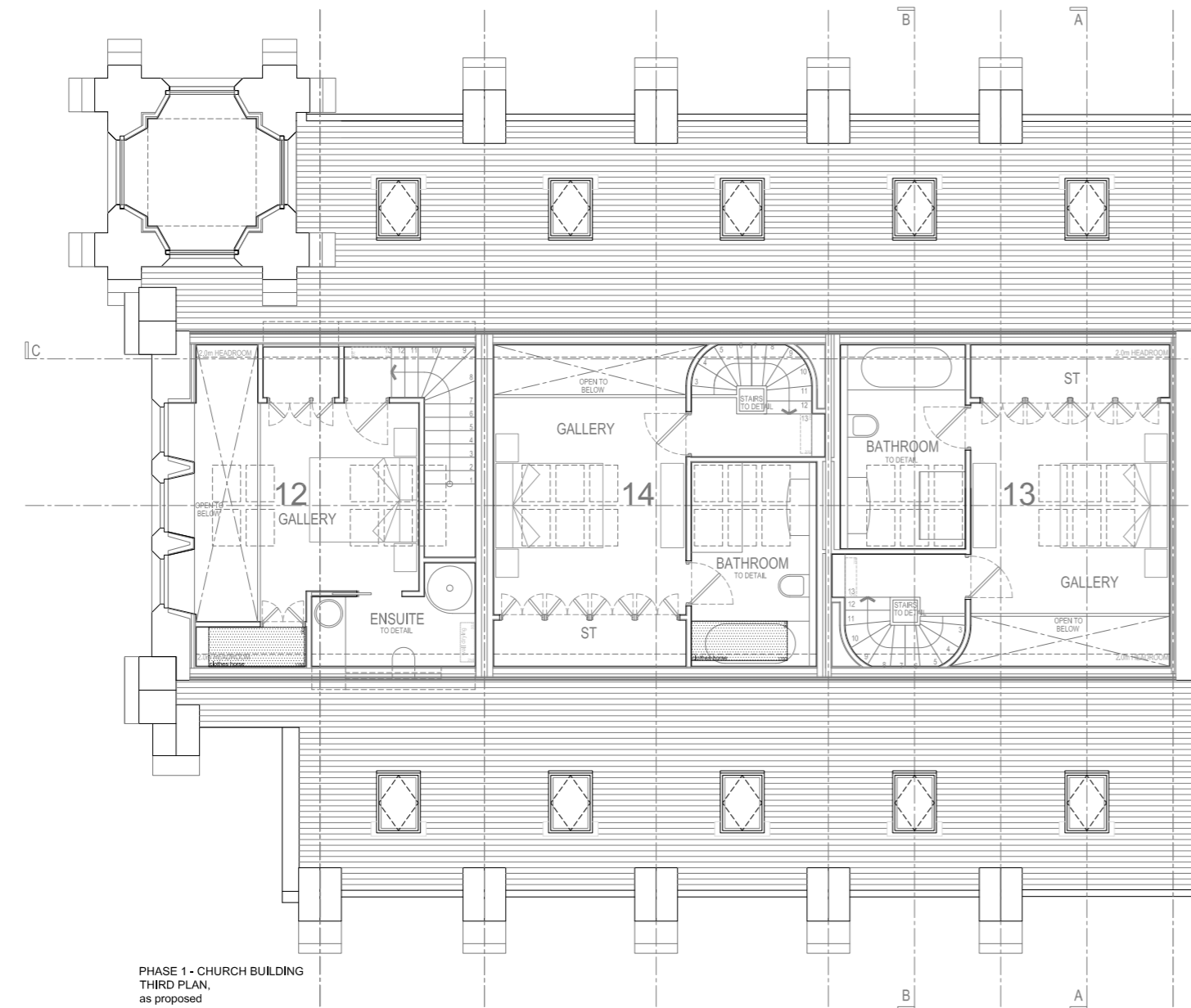
Information Pack:
Further information, which includes supporting surveys, planning drawings and decision notice is available upon request.

NEAR SCHOOLS

LOCAL AMENITIES

VIEWS

DEVELOPMENT OPPORTUNITY



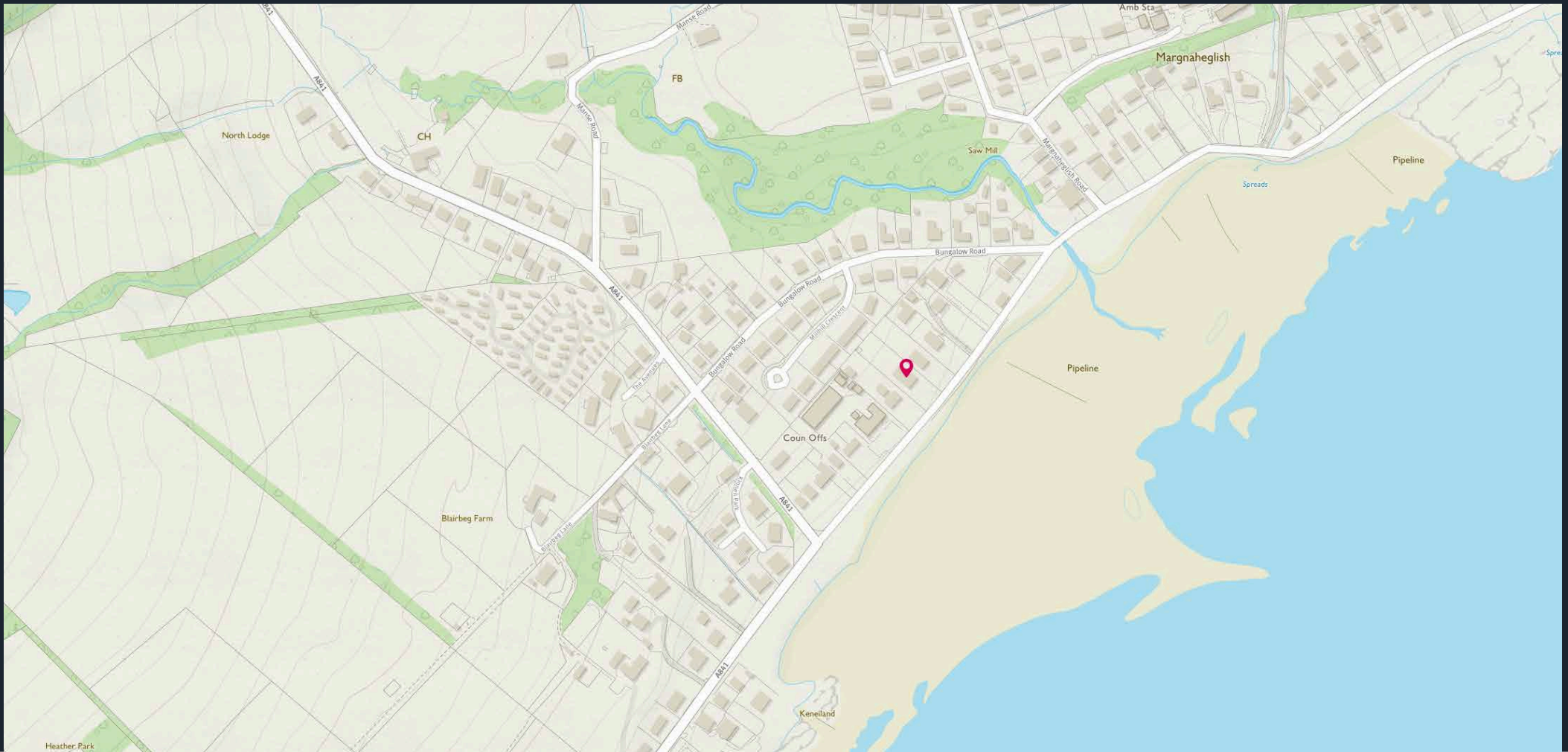


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