



# Land at Grand Marine Court

Argyle Street, Rothesay,  
Isle of Bute, PA20 0AX

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Solicitors & Estate Agents

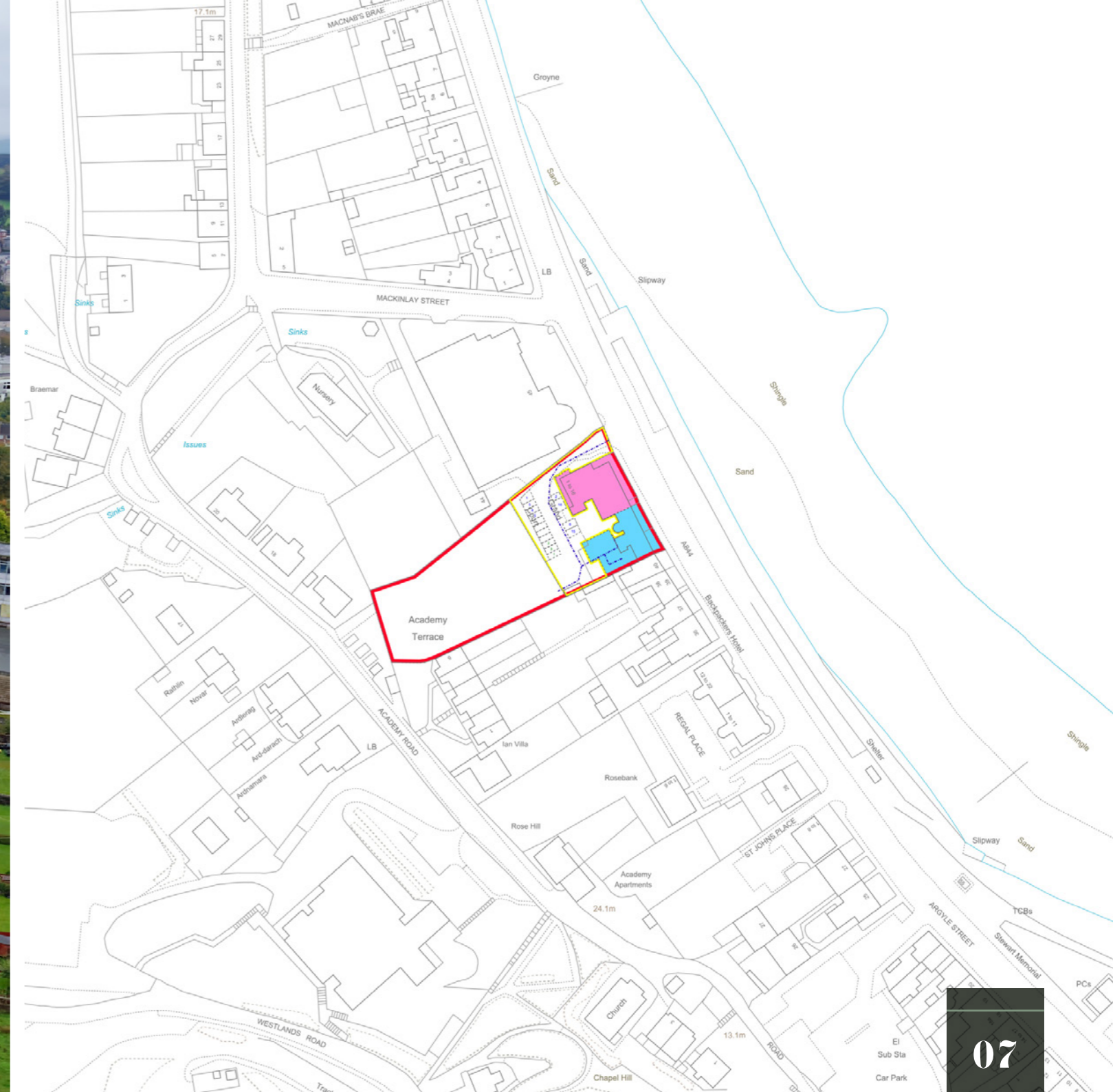
## Land at Grand Marine Court

This fantastic development site is located off Argyle Street to the rear of the former Grand Marine Hotel, which was converted into 16 apartments back in 2008. Situated in an elevated position, the proposed 12 apartments, with detailed planning, will have views over the Firth of Clyde and sit within easy walking distance of the ferry and Rothesay town centre.

The opportunity is to develop 12 apartments on a developable area of about 0.88 acres, which will appeal to local purchasers or those from further afield seeking vacation accommodation or a completely different lifestyle to benefit from the wide variety of recreational pursuits. Each apartment comes with an allocated parking space.







## The Location

An outstandingly beautiful and historic island, Bute is situated at the heart of the Firth of Clyde, off Scotland's verdant west coast. The island possesses areas of great scenic beauty and has been a popular holiday destination since Victorian times. Due to its proximity to the Gulf Stream, the island enjoys a particularly mild climate and it has become known as the "Madeira of Scotland". Rothesay has thriving shopping, leisure and educational facilities including a larger-sized Co-op. Caledonian MacBrayne operates a frequent ferry service to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the north of Bute to Colintrave giving access to Argyll and the West Highlands. The two nearest airports are Glasgow and Prestwick, which are approximately 40 and 50 minutes drive from Wemyss Bay.

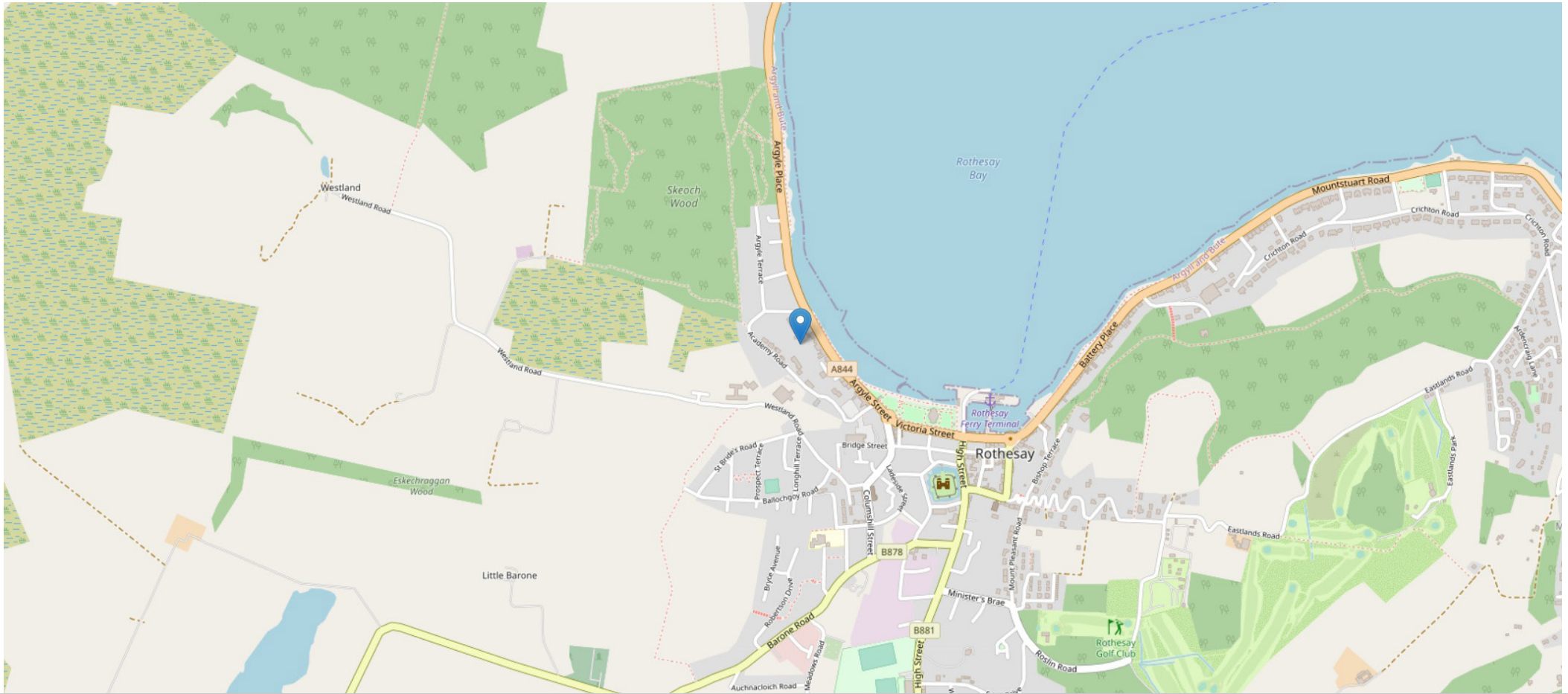
Rothesay has an 18-hole golf course, enjoying outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural beauty and mild climate, with many opportunities for coastal and hill walking and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities. The island has its own grass airstrip for light aircraft and microlights.



The Isle of Bute also offers wonderful hill and coastal walks, golfing, sea fishing and trout fishing. Owing to the island's superb location in the Firth of Clyde, with Arran to the south and marinas at Troon, Gourock, Largs, Inverkip and Rhu on the mainland. Rothesay also hosts two marinas, Port Bannatyne Marina and Bute Berthing Co Ltd. Bute is an extremely popular sailing destination.

The well-known Rothesay Pavillion is in the process of being refurbished to its former glory and will include:- a 1000-capacity main auditorium with an original sprung dance floor, state-of-the-art sound system, stage and bar. A cafe and retail area will allow visitors to enjoy spectacular views across the Clyde coast, a 'taste of Bute's kitchen,' and purchase the work of local, national and international artists and makers. There will also be a new self-contained studio /performance space with a separate entrance and bar, a new gallery/exhibition space, new office accommodation and co-working space for business start-ups, and new multi-media facilities and support for next-generation careers in tourism, creative industries and heritage.





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