



**McEwan Fraser Legal**

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## Site at Bennan View

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



# KILDONAN

ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8RR

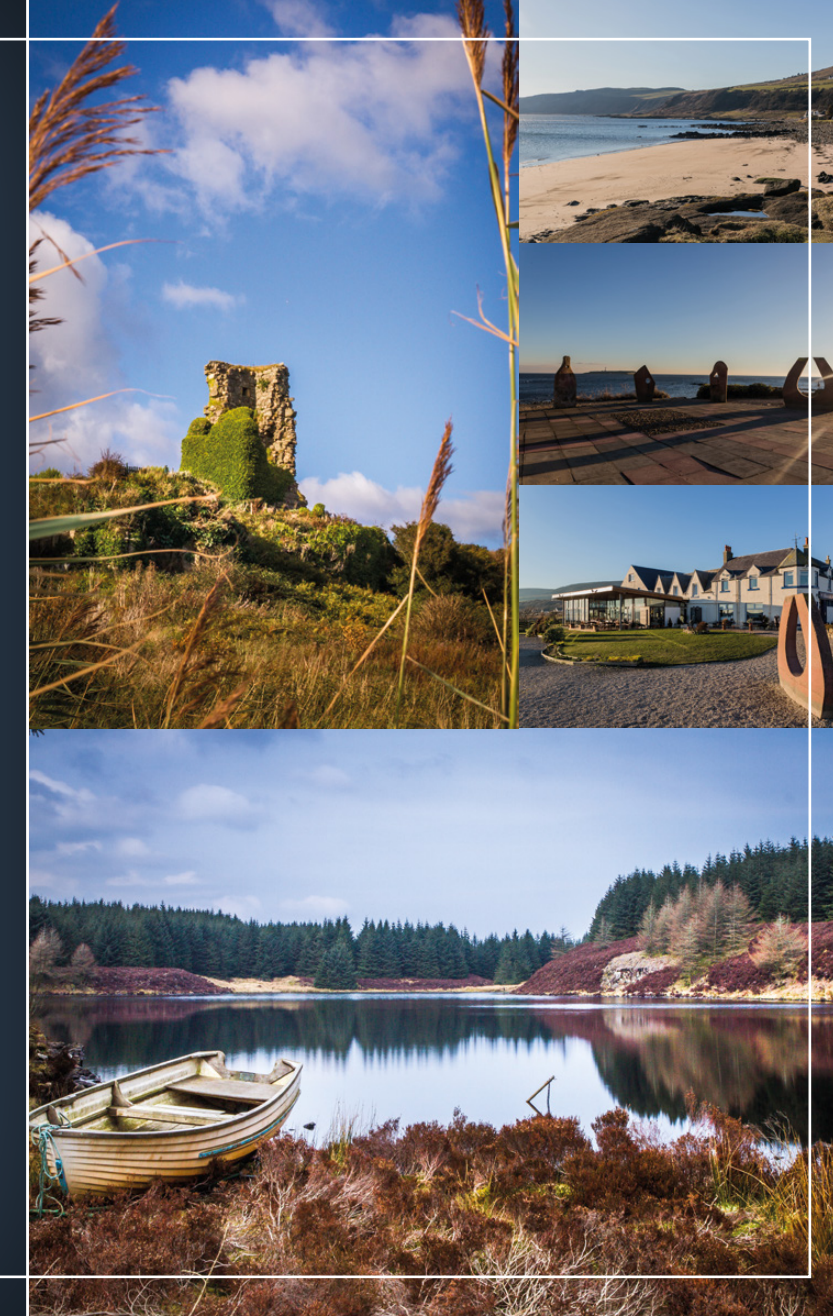
This prime residential building plot has a fantastic position within Kildonan, with far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig. The site is situated on the south of the Isle of Arran, in the village of Kildonan. This pretty village is off the main coast road. It has a sandy beach and a hotel/bar/restaurant, which are both within a short walk from the house. 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.

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 Lamlash Bay.

The main ferry port at Brodick (twelve miles) has a selection of shops including 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. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.



# SITE AT BENNAN VIEW

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

*A prime residential building plot with outstanding views towards Pladda, Ailsa Craig, Kintyre, Northern Ireland, Loch Ryan and the Ayrshire coastline.*

## Planning

Planning permission was granted on the 7th March 2017 (N/17/00044/PP) by North Ayrshire Council for the demolition of the existing dwelling-house and replacement with a new, single storey, three bedroomed dwelling-house. The original house has now been demolished. There is a shared access road to the site with one neighbouring farmer to access his field. It is assumed that the plot has no onerous burdens or restrictive servitudes within the title.

## Accommodation

Vestibule  
Hallway  
Lounge  
Kitchen/Diner  
Three Bedrooms  
Bathroom

## Site Area

3560 sq. ft.

## Gross Floor Area

1188 sq. ft. (Approx)

## Residential Sales Value

Due to the excellent outlook towards Pladda and Ailsa Craig and the exclusive location, we feel demand will be very high for this single storey unit, once constructed. There is a huge demand on the Island for one-level accommodation. We have discussed the site with a local chartered surveyor and would suggest a valuation of £325,000/£335,000, once constructed.

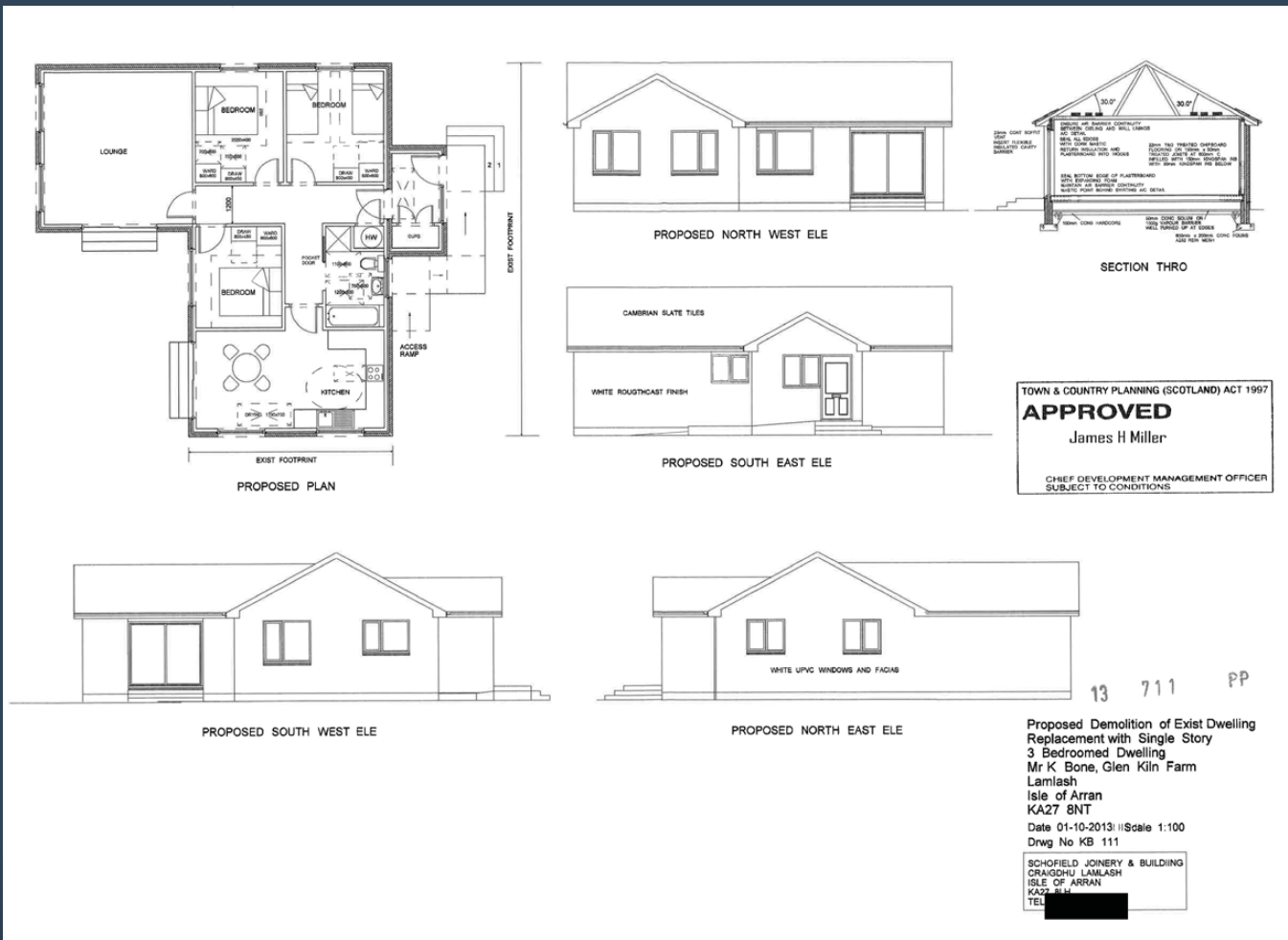
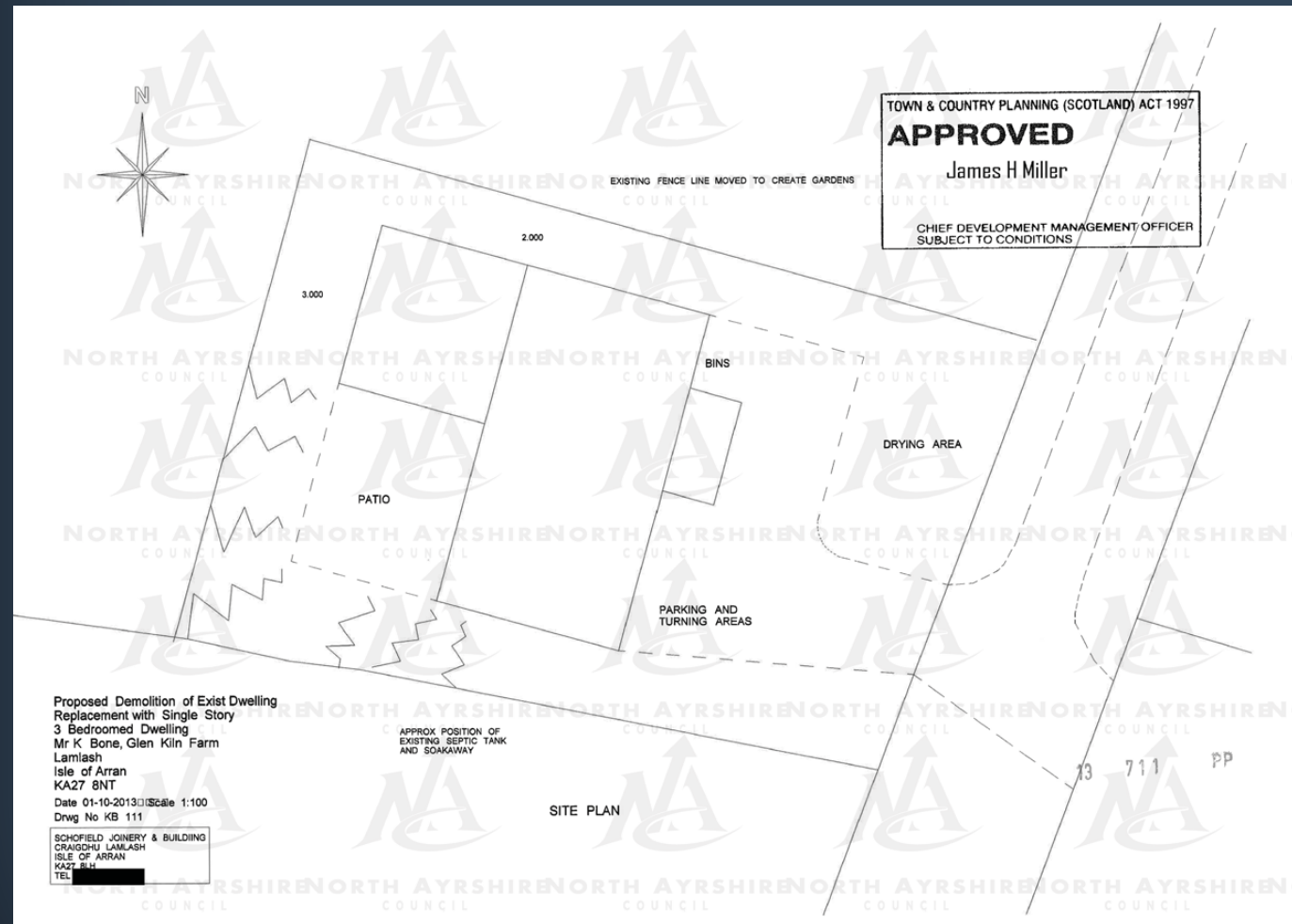
## Services

We believe that all main services (power, water, septic tank, 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.





# S I T E P L A N & P R O P O S E D P R O P E R T Y P L A N S





  
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