



FOR SALE

**RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**

Full planning permission
granted for the development of
23 house plots

0.8 miles from Arran High
School

Popular residential location

2.15 Acres / 0.87 Hectares

Offers over £395,000



WHAT 3 WORDS

LAND AT HALLS FIELD, LAMLASH, ISLE OF ARRAN, KA27 8NN

CONTACT: Liam Loudon BA (Hons) MSC, MRICS liam.loudon@shepherd.co.uk | 07585 988219 | www.shepherd.co.uk





Location

LAND AT HALLS FIELD, LAMLASH, ISLE OF ARRAN,
ARRAN, KA27 8NN

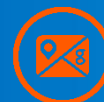


The Isle of Arran is an island off the west coast of Scotland and the largest island in the Firth of Clyde. It is located in the unitary council of North Ayrshire and in the 2011 Census it had a resident population of approximately 4,700.

The site is located in Lamlash which is located on the east coast of Arran between Brodick and Whiting Bay and is the largest village on Arran. Lamlash operates as a popular tourist destination on The Isle, having a range of amenities attracting local residents and tourists alike.

The site lies to the north of Benlister Road and is bounded to the south and east by the recently completed "Rowarden" Development, bringing further interest to the immediate area.

Domestic housing exists to the east and to the rear of the site is bounded by open fields. Open agricultural land also lies to the south of the site.



FIND ON GOOGLE MAPS



Description

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The subjects comprise a slightly undulating, fairly regular shaped, although unsecured site, forming part of what appears to be a larger property holding in an area earmarked for future residential development within the North Ayrshire Local Development Plan, adopted in 2019. The specification includes the following:

The site is bound to the north by agricultural land and hedgerow, social and affordable housing to the east and an unsurfaced access road provides access from Benlister Road.

We have been provided with a proposed final layout of the scheme to be constructed on the subject site comprising 23 self-build housing units.

The proposed development could be utilized under the current self-build consents, installing common infrastructure and then selling on individual plots. Alternatively, purchasers have the opportunity to divide the site and develop to sell as a traditional residential site.

	Ac	Ha
<u>Total</u>	<u>2.15</u>	<u>0.87</u>



Images

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The Detail

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Price

Offers over **£395,000** are invited.

Planning

The site is not situated in a conservation area and does not house any listed buildings.

The site benefits from planning permission for 23 house plots. Further information, including 25 downloadable planning documents can be found using planning application 23/00923/PP on the North Ayrshire Council Planning Portal.

Data Room

Site Investigations Report and Surveyors' cost estimates are available in a Data Room.



VAT

All prices, rents and premiums, where quoted, are exclusive of VAT. We understand the site is not elected for VAT but prospective purchasers/lessees are advised to satisfy themselves independently as to the addition of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Liam Loudon BA (Hons) MSc MRICS
liam.loudon@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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