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Approval for:
4/5 bed detached villa

Plot of land:
1,378 m²



Exceptional Sea Front Building Plot
Corrie, Isle of Arran, North Ayrshire, KA27 8JB



EXCEPTIONAL SEA FRONT BUILDING PLOT

This fantastic building plot is situated in very enjoyable rural surroundings, located in the coastal village of Corrie, on the eastern side of the popular west coast of Scotland's Isle of Arran.

Corrie is an attractive village with the 'Mara Fish Bar & Deli', church, village hall, the Corrie Hotel, and two separate harbours. For the avid golfer, Corrie has its own 9-hole, 3896-yard golf course on the hillside above, offering magnificent views over the Firth of Clyde. Brodick golf course is nearby and offers an 18-hole course surrounded by spectacular scenery, and is a mixture of parkland and links. Corrie lies 6 miles north of Brodick, which is the largest village on the island, and offers visitors the best selection of services on Arran. Here you will find a range of shops, cafes, restaurants, and hotels. Both primary and secondary schooling is available on the island. Corrie and Brodick both have reputable primary schools and Arran High School is situated in Lamlash, only a 20-minute drive from Corrie. 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 Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

CORRIE, ISLE OF ARRAN







EXCEPTIONAL SEA FRONT BUILDING PLOT

Enjoying an unrivalled location in the coastal village of Corrie with a spectacular and uninterrupted open outlook across the Firth of Clyde, this exceptional plot of land, measuring 1,378 square metres, represents a rare and unique opportunity to develop a dream family home on the Isle of Arran.

The site, with arguably the finest position in the village, further boasts planning approval for a contemporary 4/5-bedroom detached villa, designed to maximise the stunning panoramic views. The approved house plan also benefits from multiple bathrooms, contemporary living space, an integral garage, and a large garden, providing families with the ultimate modern lifestyle in unparalleled rural surroundings. Of course, if desired, the design could be changed by resubmission to North Ayrshire Council.

Currently, the detached villa plan has a sympathetic design that complements the area, providing a very generous floorplan and an attractive façade. Inside, an entrance hall welcomes you, offering a walk-in store cupboard and a convenient WC.

On the left is the living room, which has a broad footprint that spans the entire depth of the property, capturing those far-reaching views with triple-aspect windows. On the opposite side of the hall is the dual-aspect, open-plan kitchen, family and dining room with a suggested layout centred on a floating island. This contemporary space has real potential to become the heart of the home, creating a stylish area for entertaining and socialising. The kitchen design is further supplemented by a large utility room for laundry. Finishing the ground floor is a secluded study that could be used alternatively as an accessible fifth bedroom. Upstairs, a naturally-lit landing with a walk-in store will connect to the remaining bedrooms. These will consist of a generous king-size master bedroom with dual-aspect glazing and a luxury en-suite, two spacious double bedrooms, one with another en-suite, and a versatile single bedroom – all of which are planned to feature built-in wardrobes to maximise floor space. A modern family bathroom will complete the home.

Under the proposed plans, there is extensive garden grounds for the whole family and comprehensive parking, thanks to a driveway and an integral garage with convenient access to the utility room.







THE DETACHED VILLA PLAN



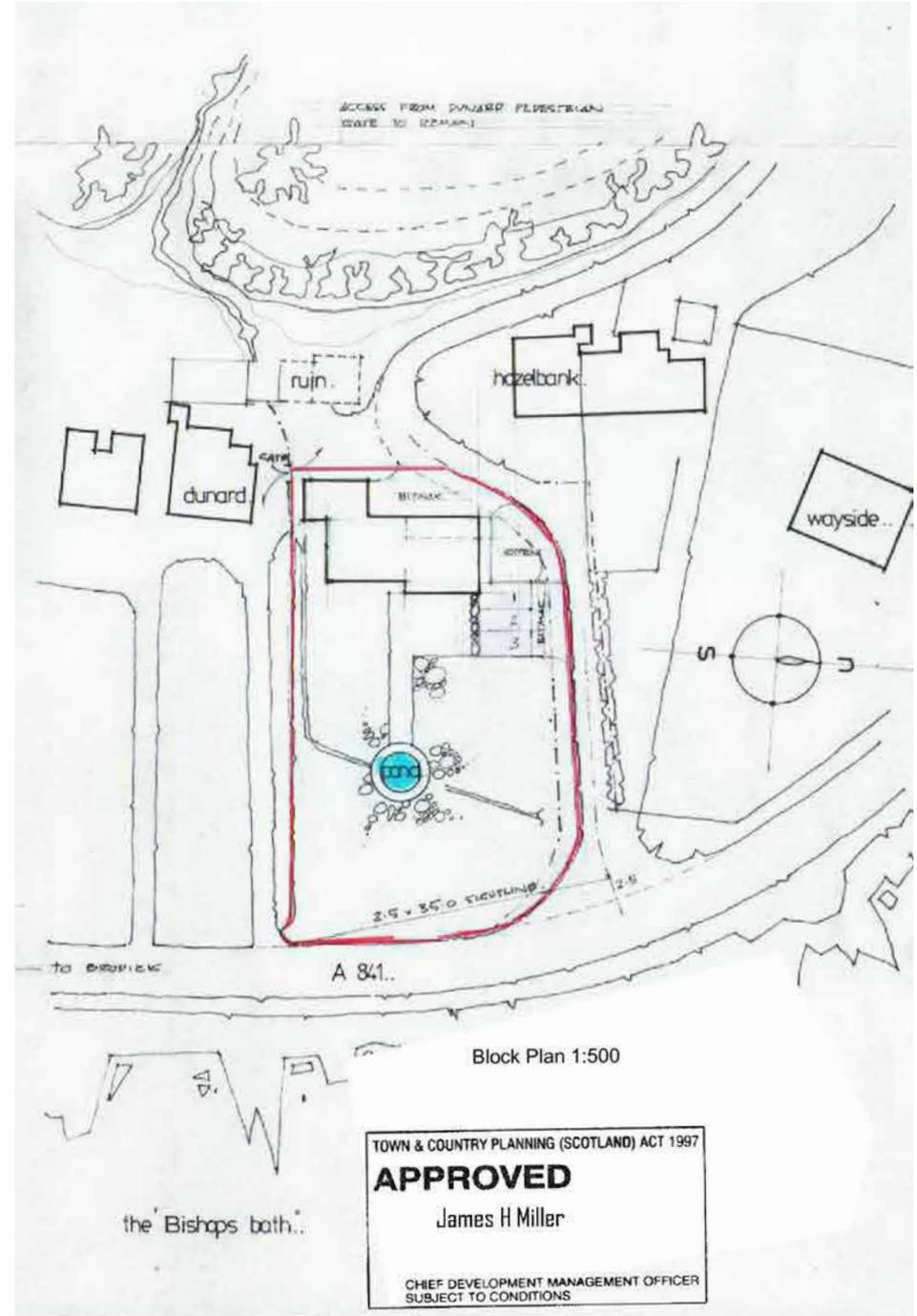
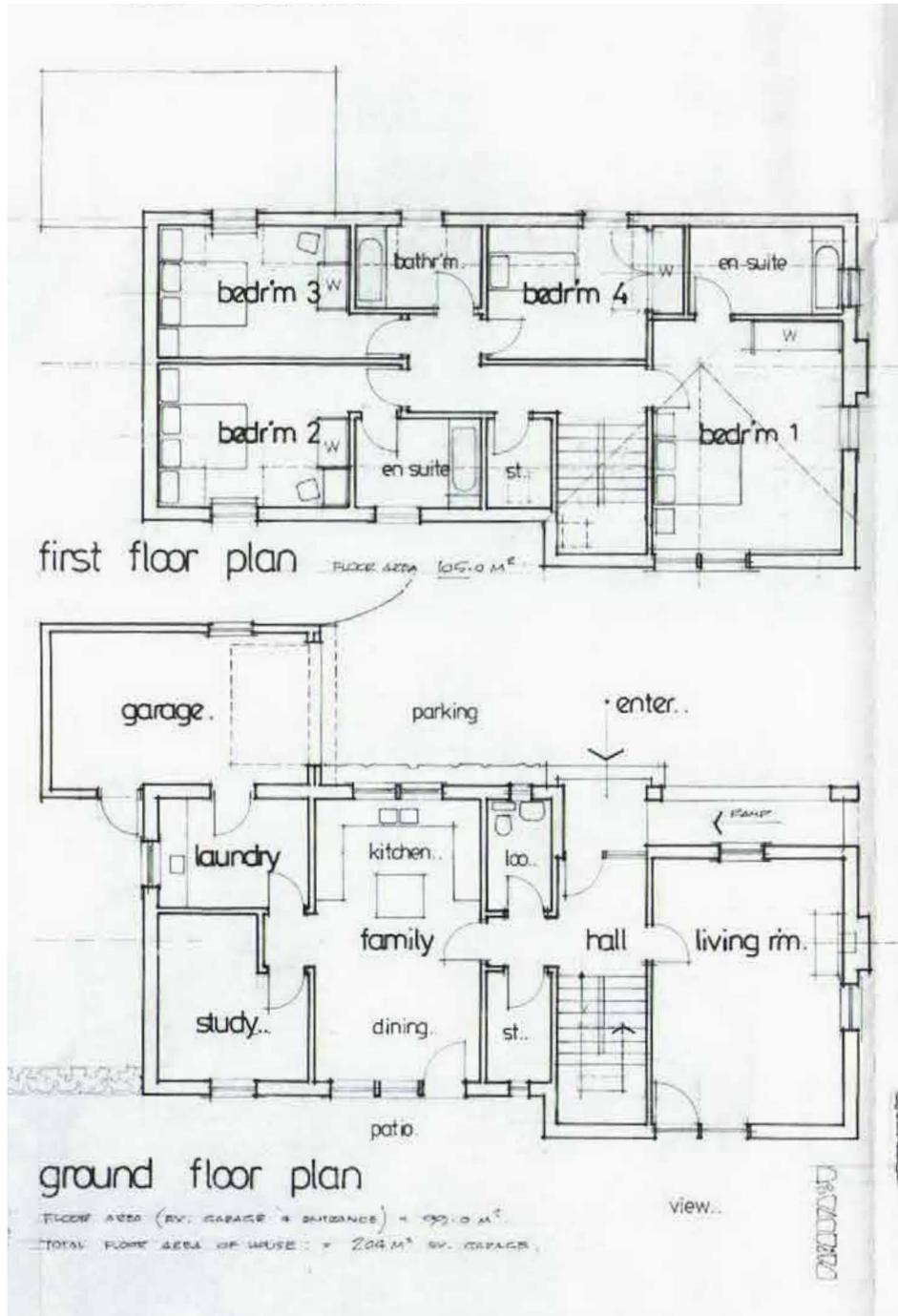
south elevation

west elevation



east elevation

north elevation

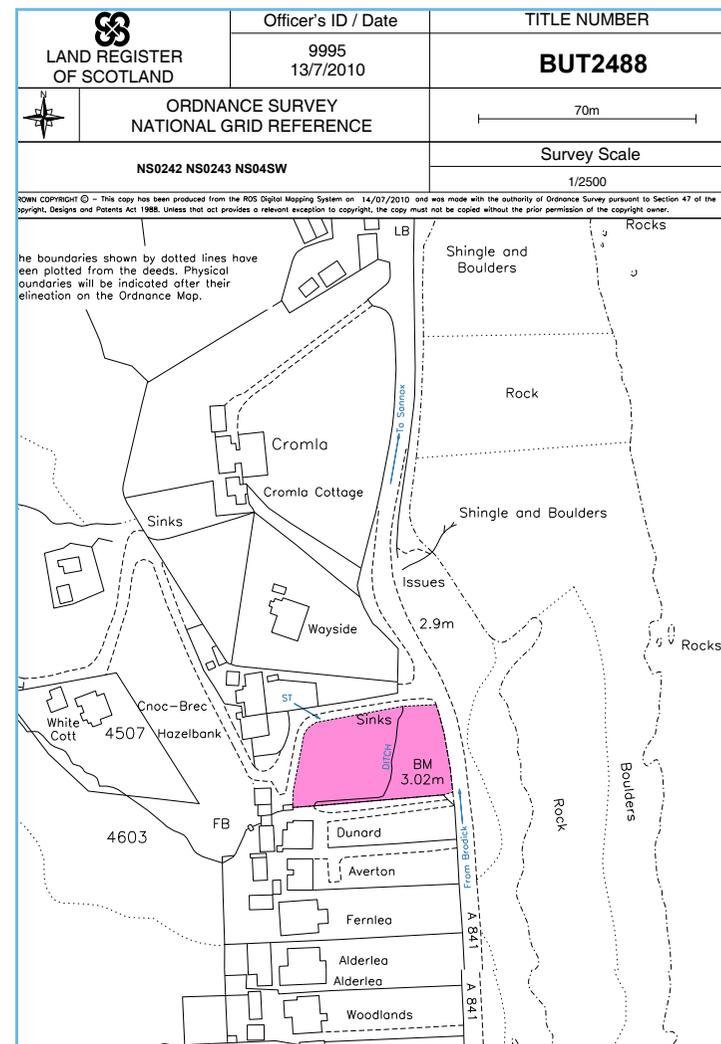


THE PLOT SUMMARY

- Exceptional 1,378 sq. metres plot of land
- Approval for 4/5-bed detached villa
- Unrivalled location in Corrie
- Spectacular Firth of Clyde views
- Uninterrupted open outlook

THE PLAN SUMMARY

- Sympathetic approved villa plan
- With a very generous floorplan
- Including: entrance hall, store, & WC
- A broad, triple-aspect living room
- An open-plan kitchen, family & dining room
- A separate utility room for laundry
- A secluded study/fifth bedroom
- 1 Master bedroom with luxury en-suite
- 2 double bedrooms, 1 with an en-suite
- 1 versatile single bedroom
- Excellent built-in storage throughout
- An integral garage & driveway
- Extensive garden grounds



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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.



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