

Plots 1 & 2 Knowe Road

Brodict, Isle of Arran
North Ayrshire, KA27 8BY

A rare and exciting opportunity to purchase a substantial plot of land, allowing you to build a dream property in the picturesque village of Brodict on the Isle of Arran.

Two plots available.



Watermans

Two substantial plots

with previous planning permission for two large detached houses

Measuring 703m² (plot 1) and 692m² (plot 2), the plots both enjoy a highly desirable position.

The site sits on the Glencloy Burn and is well located in Brodick, close to the Ormidale Hotel, Auchrannie, Brodick Golf Course and sports fields. It is also just a short walk from beautiful open countryside and an expansive sandy beach – the perfect setting for families and holidaymakers alike. Planning permission was previously granted in 2004 for two large detached houses, but was allowed to lapse in July 2009 (N/04/00443/PP). A new application for planning permission would be required, however, the previous approval would go in its favour and the property also lies within the General Urban Area in the North Ayrshire Council Local Development Plan (NAC LDP2), meaning residential development of the site is accepted in principle.



Features

- Two substantial plots available
- Measuring 692m² and 703m²
- Previous planning permission for two large detached houses
- Beautiful setting in Brodick village
- Near open countryside & the beach
- Close to amenities & the primary school

Plot summary

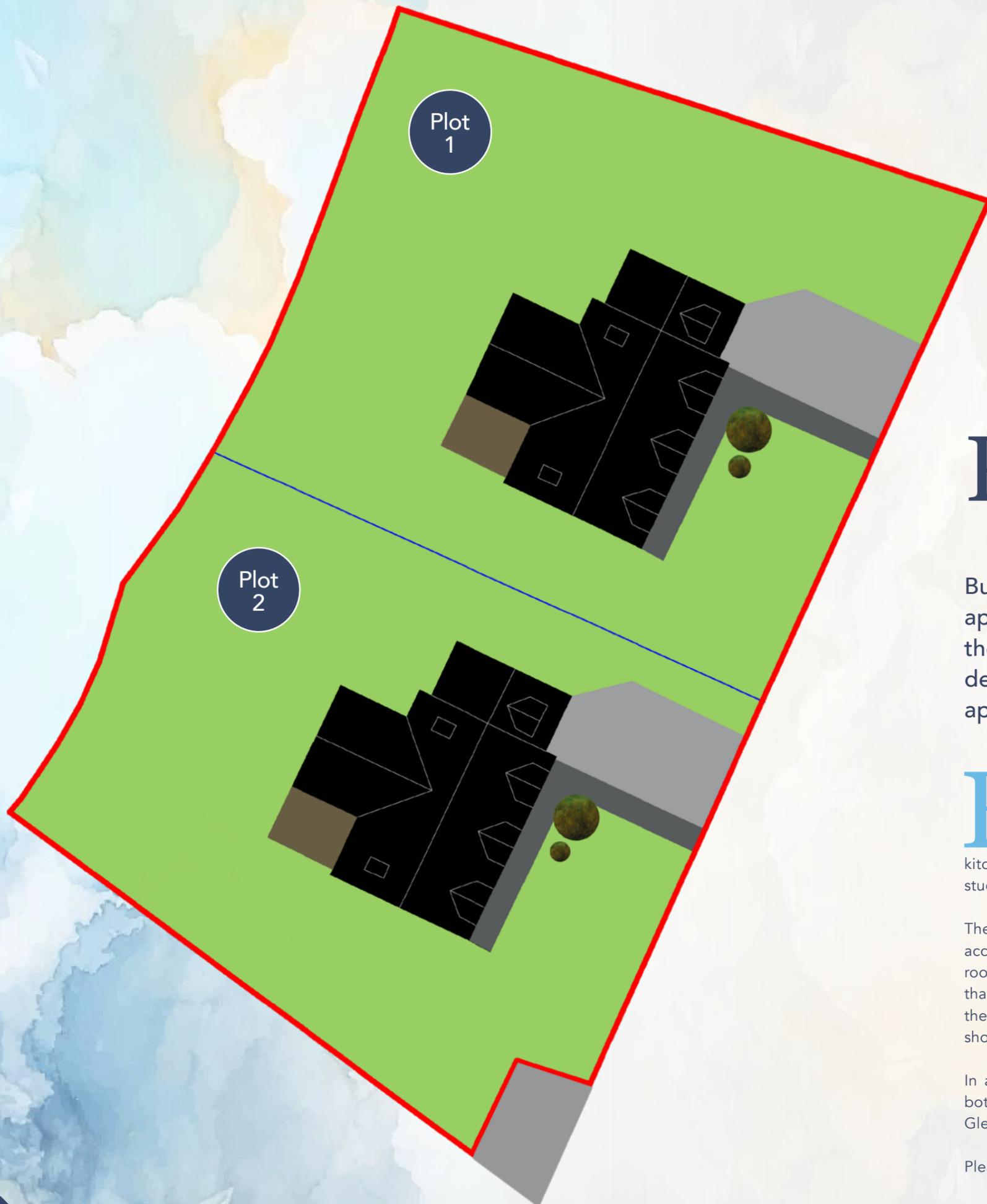
Plot 1 Dwelling

- Porch & bright reception hall
- Large, multi-aspect living room
- Breakfasting kitchen
- Utility room with a store
- Home office/family room
- Private dining room
- Landing with storage & study area
- Principal bedroom with en-suite
- 2nd double bedroom with en-suite
- Two additional double bedrooms
- Three-piece family bathroom
- Wraparound gardens
- Integral single garage & driveway

Plot 2 Dwelling

- Naturally-lit reception hall
- Large, multi-aspect living room
- Fitted kitchen, with utility room
- Home office/family room
- Dining room/bedroom two
- Principal bedroom equipped with a walk-in wardrobe
- En-suite shower room, & a WC
- Wraparound gardens
- Integral single garage & driveway





Proposed site plan

Buyers can re-apply for detailed planning based on the previously approved designs or take the opportunity to craft their own plans. Per the NAC LDP2 "Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against policies of the LDP".

For Plot 1, the previous plans feature a detached house that is generously set to cover 221.3m², offering substantial accommodation that is designed to maximise natural light – the majority of rooms enjoying dual or triple-aspect windows. It would be comprised of a porch, a reception hall, an expansive living room, a dining room, a versatile home office/family room, a breakfasting kitchen, and a utility room with a store. Upstairs would feature four double bedrooms, an openly accessed study area (with storage), two large en-suite shower rooms, and a three-piece family bathroom.

The plans for Plot 2 are similar. This detached house, spanning 105.2m², also focuses on spacious accommodation with multi-aspect glazing. It would open with a reception hall, leading to a large living room, and includes a home office/family room, a kitchen, a utility room, a WC, and a flexible dining room that could alternatively be used as a second double bedroom. The principal bedroom would occupy the lower ground floor, set beside built-in storage and incorporating a walk-in wardrobe and an en-suite shower room.

In addition, the plans allow each plot to have an integral single garage and a paved driveway, with both properties enveloped by wraparound gardens. For added tranquillity, the rear gardens back onto Glencloy Burn, enhancing the relaxed and peaceful ambience.

Please note: a copy of the lapsed planning permission is available.



Plot 1

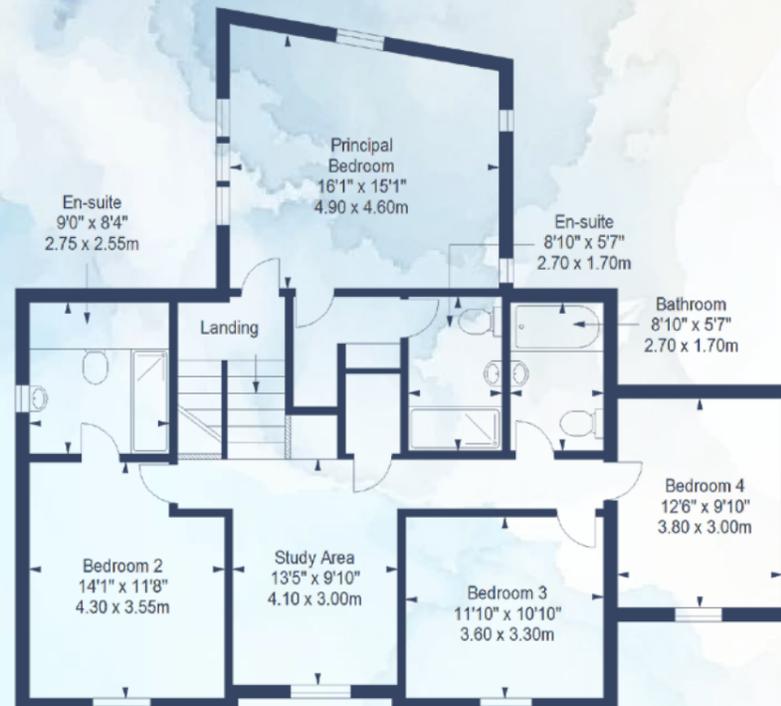
Plot 2

Plot 1

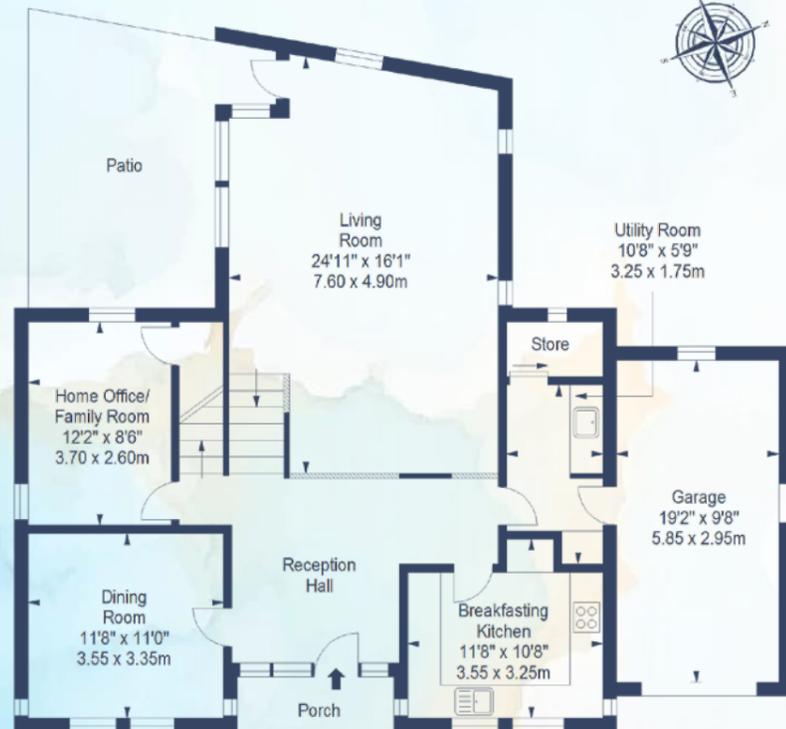
Previously approved floorplans
(N/04/00443/PP expired July 2009)

Plot 2

First/Lower First Floor
Approx. 109.4 sq. metres (1177.6 sq. feet)

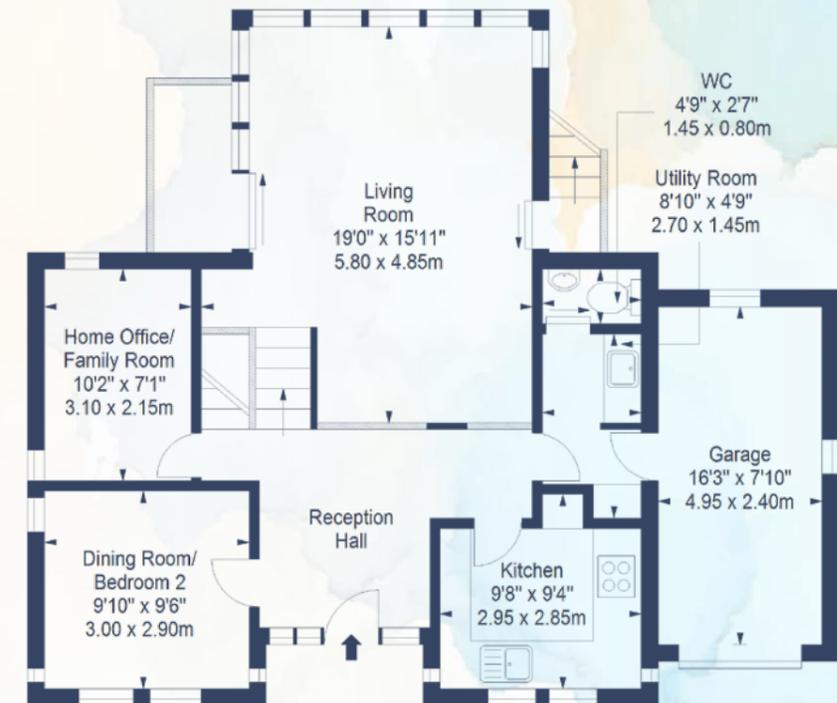


Ground/Lower Ground Floor
Approx. 111.9 sq. metres (1204.5 sq. feet)



Total area: approx. 221.3 sq. metres (2382.1 sq. feet)

Ground/Upper Ground Floor
Approx. 79.1 sq. metres (851.5 sq. feet)



Lower Ground Floor
Approx. 26.1 sq. metres (280.9 sq. feet)

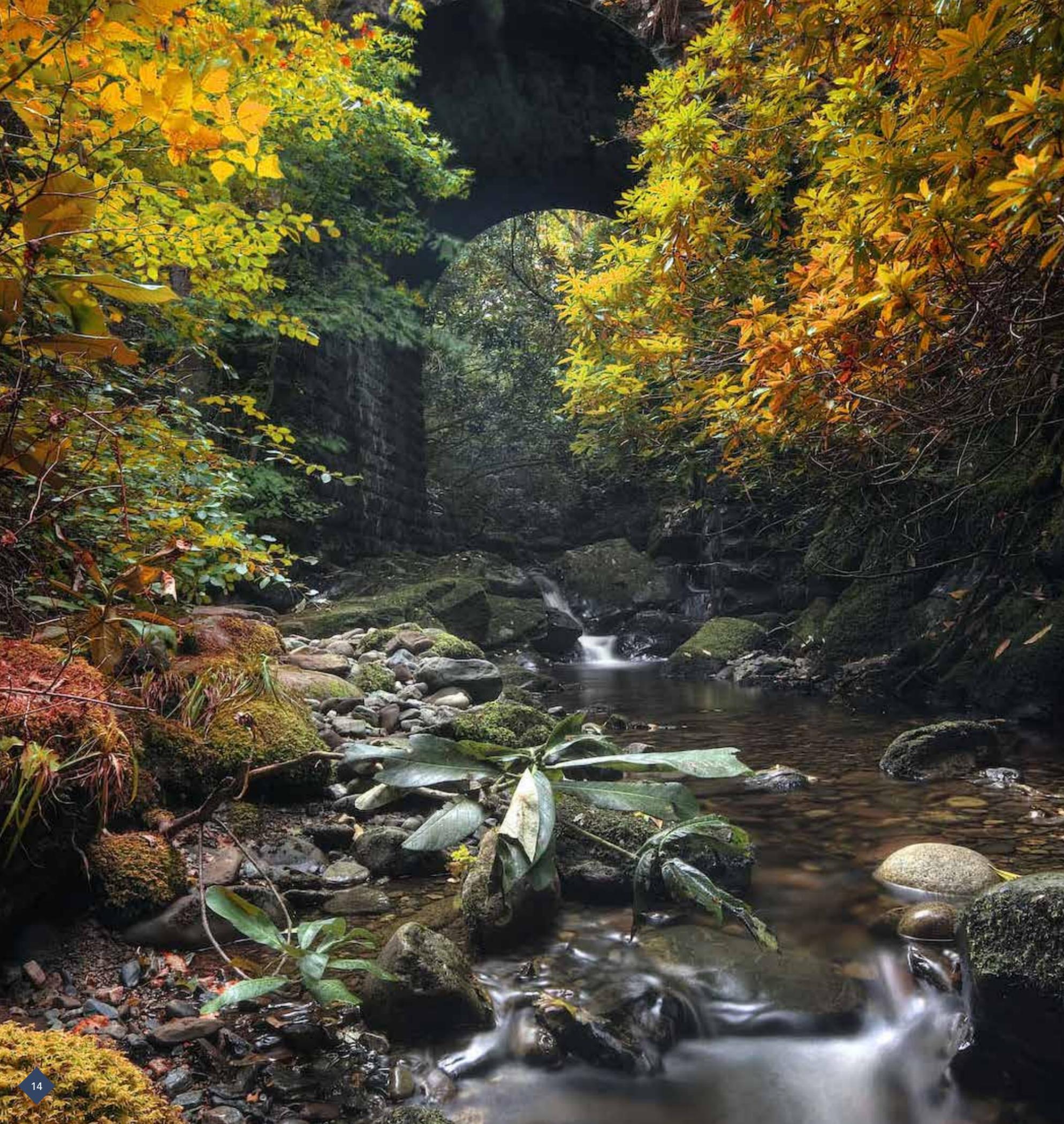


Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

The Area

Knowe Road is located in a popular position in Brodick on the beautiful Isle of Arran. The Isle of Arran (aka "Scotland in Miniature") has everything to offer – a welcoming community, forest trails and mountain peaks, sheltered beaches, and a vast range of local heritage, crafts and produce.





Brodick, Arran's capital, has two Co-op supermarkets, a great selection of individual shops, restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre.

Brodick hosts the island's main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrossan has a mainline rail station, with direct 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.



The village of Lamlash, only a short drive from Brodick, is home to the Island's High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



Watermans

Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 07961 202906

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 467 5566

Glasgow

117 West George Street, G2 2LB
0141 430 7055

property@watermans.co.uk
www.watermans.co.uk



All Professional photography
conducted by Andy Surridge