



TWO RESIDENTIAL BUILDING PLOTS AT LEVENCORROCH LOCATED AT THE SOUTH OF THE ISLAND WITH SPECTACULAR SEA VIEWS

Two building plots each with conditional detailed Planning Permission for one dwelling house on this south facing, elevated site located approximately two miles to the west of Kildonan at the south of the island.

The plots are elevated above the main circular public road and located within the small rural settlement of Levencorroch. They have a shared access to the public road with other properties.

Plot No1 extends to approximately 1600 square metres and has an elevated location enjoying views towards the Ayrshire coast as well as the island of Pladda just off Kildonan, and Ailsa Craig in the distance.

Plot No2 sits slightly higher and extends to approximately 1100 square metres and enjoys similar panoramic views.

The sites will have access to private spring water. Electricity connections are available nearby, but installation costs will be borne by the purchasers as will the cost of installing septic tanks or biodisc installations in accordance with the requirement of Scottish Environment Protection Authority.

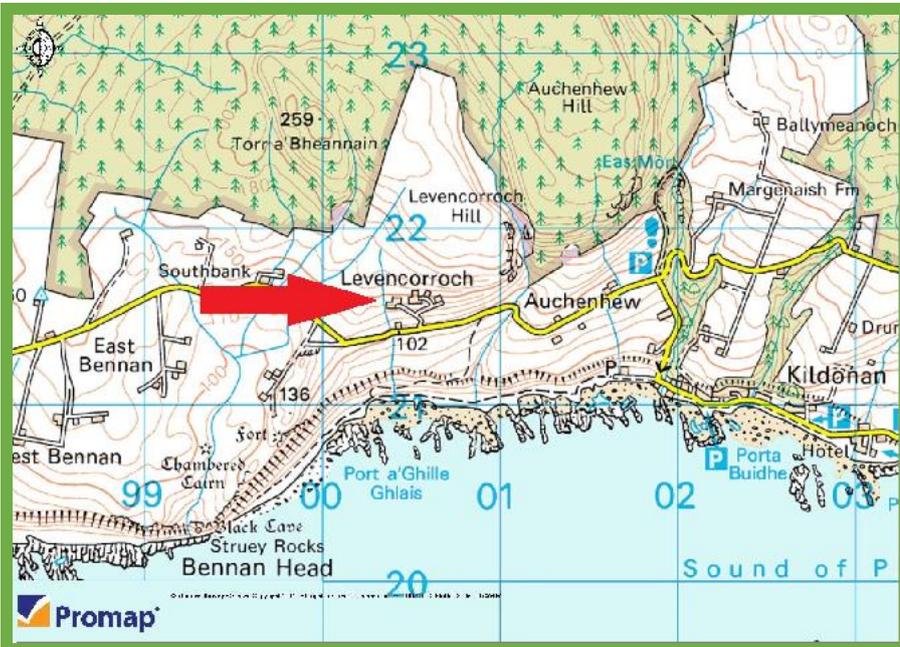
The purchasers of Plot 2 will be responsible for improving and upkeeping the section of access track leading up to that plot.

OTHER INFORMATION

Levencorroch is a small settlement accessed by a narrow tarmac road, approximately two miles from the coastal village of Kildonan. The nearest local primary schools are at Whiting Bay, approximately 5 miles to the east, and Kilmory, approximately 2 miles to the west. There is an excellent selection of shops and eateries at Whiting Bay and the island's secondary school is at Lamlash to which pupils are conveyed by bus.

DIRECTIONS

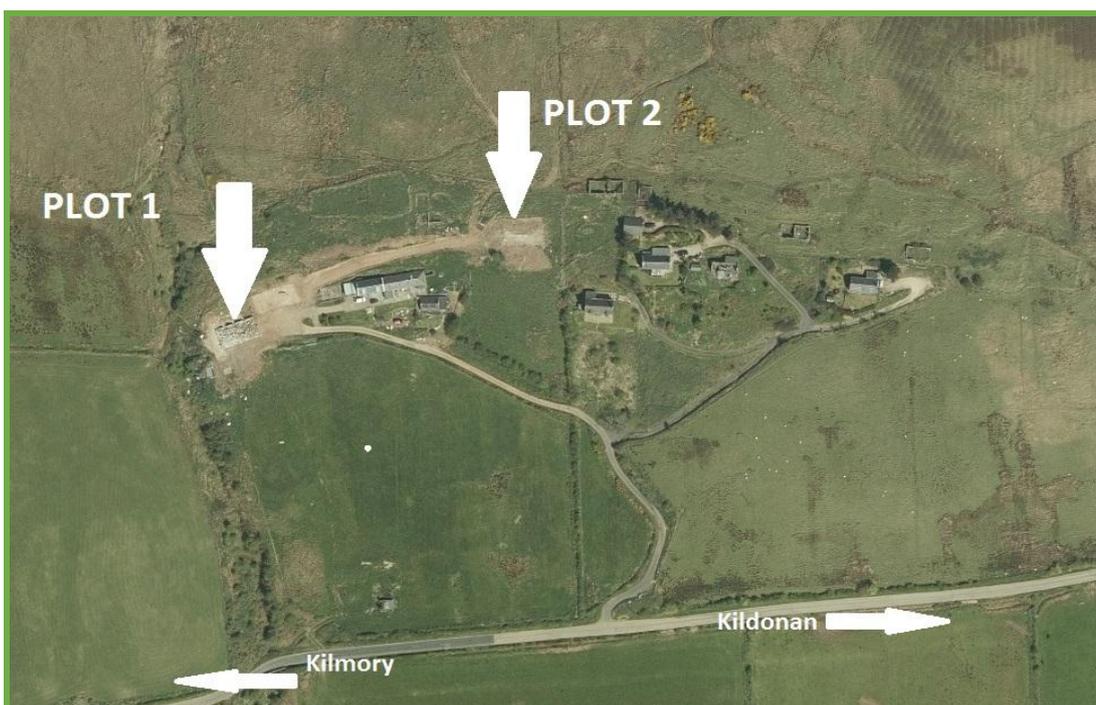
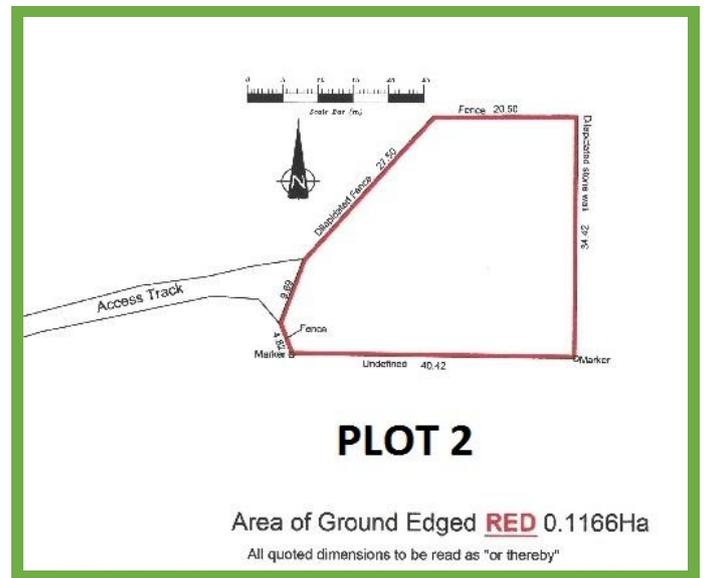
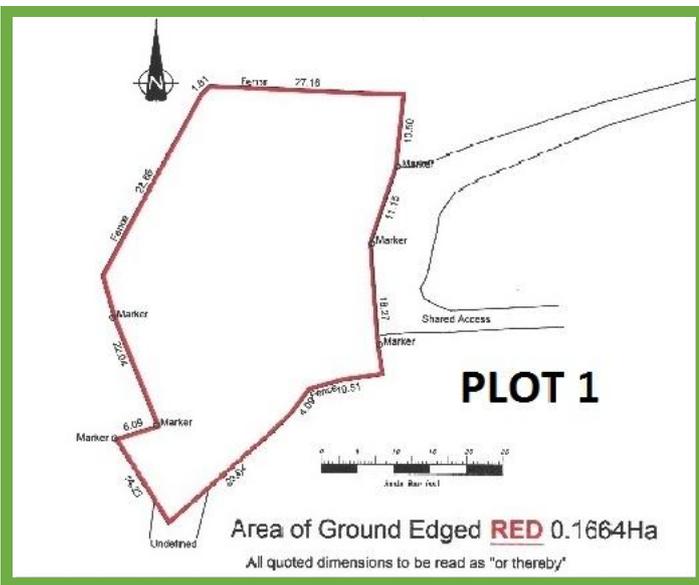
From Brodick Pier, turn left and proceed for approximately 15 miles south through Lamlash, Whiting Bay, and Dippin. Continue on past the second turning to Kildonan; Levencorroch is the next settlement located above the road accessed by an adopted single track road. Bear left where the track leads you to the site of Plot 1 and bear right behind the farmhouse where Plot 2 is at the end of the track.



Full details of the planning permission can be accessed online at www.north-ayshire.gov.uk. Reference No N/16/00879/PP

Architect's plans of the house designs and layouts can be inspected in our office. Any amendments to the approved house designs should be discussed with the local planning authority who can be contacted at 01294 310000.

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460361- www.calmac.co.uk



PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time that may be set. These particulars are believed to be correct, but their accuracy is not guaranteed and they should not form or constitute any part of a contract.