

Plot at Uncle Tom's Cabin

HAMILTON TERRACE, LAMLASH, ISLE OF ARRAN, KA27 8LR



*A Rare Residential Development Plot Opportunity - Offering
Awesome Views Over Lamlash Bay & The Holy Isle*



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This potential residential development site is privately situated with a stunning outlook. This wonderful plot had previously held a building known locally as Tom's Cabin. The structure has now been cleared, leaving a unique plot, which despite its neat dimensions offers a tremendous opportunity for anyone with a flair for innovative design and free-thinking architecture. This plot could make a fantastic (single storey or storey and a half STPP) holiday home, or bolt-hole to just get away from it all. It's set in a place where you can breathe in the fresh air and enjoy the relaxing atmosphere that abounds within this beautiful and utterly charming coastal town.

THE PLOT





Planning:

Planning Permission in Principle has been granted for a residential dwelling, thereby allowing the applicant a diverse range of possibilities and house types subject to a more detailed application being approved. It is assumed that the plot has no onerous burdens or restrictive servitudes within the title. It should be noted that the site sits within a residential development and is surrounded by other unique homes.

Residential Development Value:

Due to the excellent outlook towards the Holy Isle and being one of the unique locations on the Island, we feel demand will be high for this delightful plot. We would be delighted to discuss the potential end-value of any proposals considered.

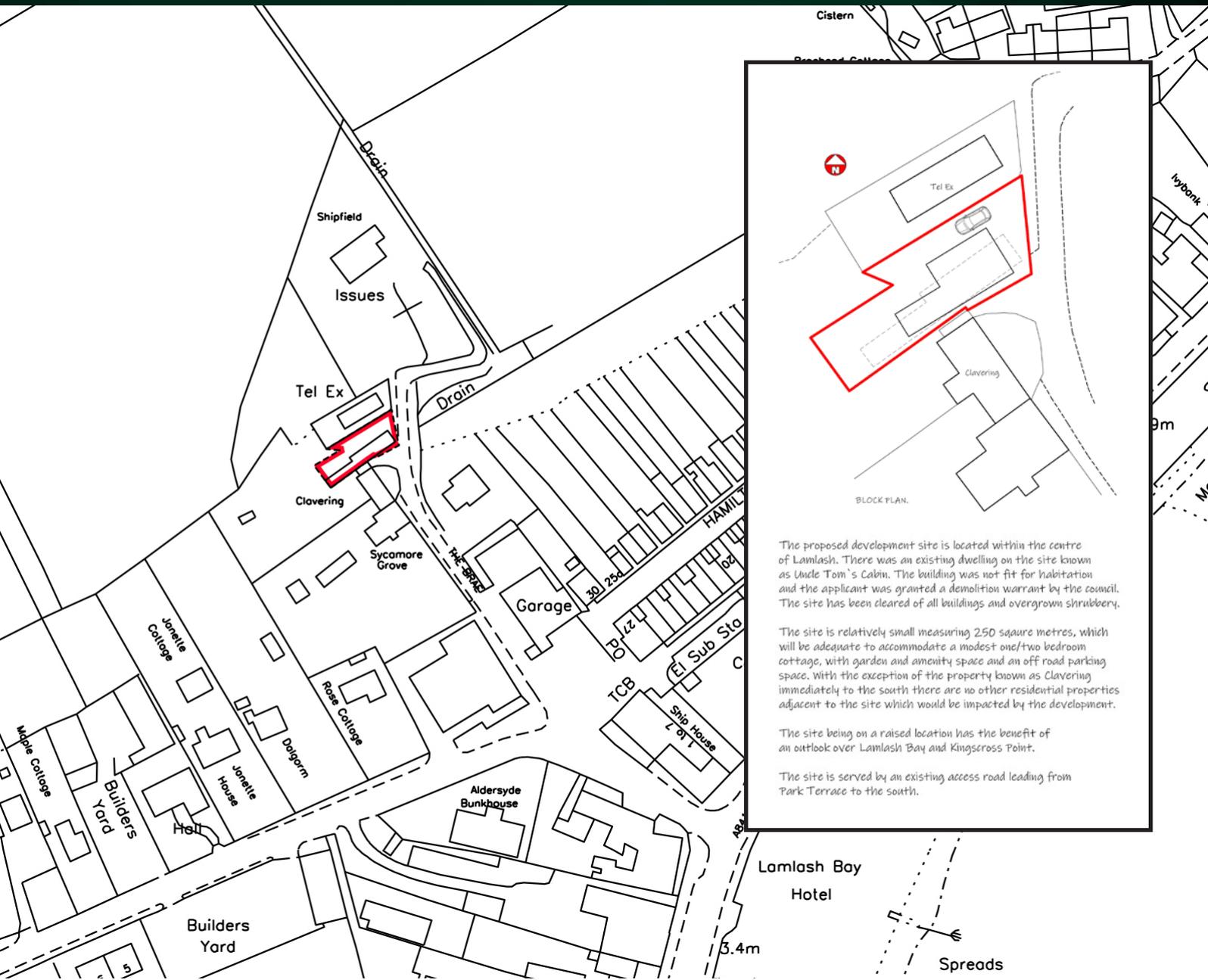
Services:

We believe that all main services are located in the vicinity of the site (Electricity and Water). Drainage will be by way of a mains sewerage connection. There are nearby residential dwellings in the locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.

Site Area:

Approximately 10 meters by 25 metres.

THE SITE PLAN & MAP



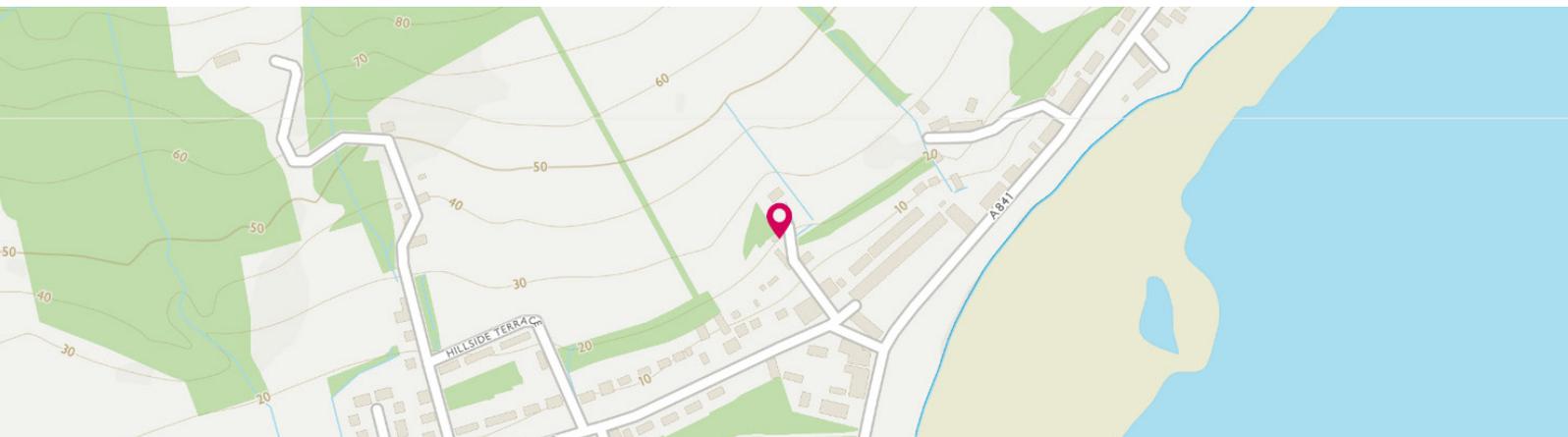
BLOCK PLAN.

The proposed development site is located within the centre of Lamlash. There was an existing dwelling on the site known as Uncle Tom's Cabin. The building was not fit for habitation and the applicant was granted a demolition warrant by the council. The site has been cleared of all buildings and overgrown shrubbery.

The site is relatively small measuring 250 square metres, which will be adequate to accommodate a modest one/two bedroom cottage, with garden and amenity space and an off road parking space. With the exception of the property known as Clavering immediately to the south there are no other residential properties adjacent to the site which would be impacted by the development.

The site being on a raised location has the benefit of an outlook over Lamlash Bay and Kingscross Point.

The site is served by an existing access road leading from Park Terrace to the south.



THE LOCATION

This rarely available site is situated in a position, not far from the beach within the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland.





The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The PHT & The Drift Inn), a local church, newsagents, a chemist, medical centre, the only hospital on the island and a newly refurbished Co-op. Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services.

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 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 Primary school, nursery and the only High School and Gym Campus are situated within a very short walk and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



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