



ARRAN DEVELOPMENT PORTFOLIO



THE OPPORTUNITY

The Savills logo consists of the word "savills" in a white, lowercase, sans-serif font, centered within a dark grey square.

Savills Development Team are delighted to launch this rare opportunity to acquire an impressive portfolio of development plots on the Isle of Arran.

The portfolio comprises a range of sites which provide a total land holding of approximately 30.27 acres / 12.24 hectares across 10 locations throughout Arran. The land available has an indicative development capacity of 110 residential units upon completion, with a number of sites including additional expansion land which has the potential to accommodate further units, subject to Planning Consent being obtained.

The majority of sites are suitable for residential development and have live Planning Consents or recent Planning Consents which may require renewal, albeit the principle of residential development has been established. The land on offer varies from single plot sites to larger development schemes with potential for 20-30 plots, all of which are situated in well-established and accessible locations, and benefit from outstanding scenic views across Arran's renowned landscape.

Opportunities of this scale on Arran are extremely rare and the portfolio would provide a significant land bank to a developer / investor looking to secure a future development pipeline of housing or alternatively seeking to sell off individual plots for self-build projects. Individual plots are in high demand on the island and a sale on this basis has the potential to generate an attractive return on investment.

There remains significant demand for housing on the island from a wide range of users including residents and affordable housing operators as well as second homeowners and investors seeking tourist accommodation to cater for the 400,000 domestic and international tourists attracted to the island annually.



ABOUT ARRAN

Arran, situated off the west coast of Scotland is the largest island on the Firth of Clyde, extending 20 miles from north to south and 10 miles, east to west. The island is a popular tourist destination due to its spectacular scenery, beaches and lush undulating landscape attracting both domestic and international tourists throughout the year.



There are a wide array of activities available on Arran to suit every taste from climbing the islands highest peak at Goat Fell (rising to 2,866ft) to sampling the award winning local food and drink offerings available in the many local independent restaurants, pubs and cafés across the island. Arran is steeped in history and visitors are attracted to the remarkable castles and prehistoric monuments which exhibit the historic heritage of the island dating back to the Stone Age.

Many outdoor enthusiasts are attracted to the island for the extensive outdoor pursuits from golfing at one of the seven golf courses on Arran to kayaking or sailing on the Firth of Clyde. There are a number of equestrian centres available on the island however most visitors are drawn to Arran by the many beaches, walking and cycling trails that allow them to take in some of the most magnificent scenery that Scotland has to offer.

AMENITIES &

Key recreational and tourist activities include:

- Brodick Castle & Country Gardens
- Goat Fell mountain
- Isle of Arran distilleries at Lochranza and Lagg
- Arran Arromatics
- Machrie Moor Standing Stones
- Arran Cheese Shop
- Taste of Arran
- Arran Coastal Way
- Arran Yacht Club
- Arran Sports Centre
- Auchrannie Resort
- Seven golf courses, including Brodick Golf Club, Lamlash Golf Club and Shiskine Golf & Tennis Club
- Isle of Arran Brewery
- Isle of Arran Coffee Co.
- Coast Discovery Marine Centre
- Holy Isle – Mindfulness Retreat
- Arran Outdoor Centre
- Kings Cave
- Isle of Arran Heritage Museum
- Lochranza Castle

and much more...



TRANSPORTATION



The island is easily accessible via the Ardrossan – Brodick ferry crossings, with a journey time of 55 minutes. These typically depart from Ardrossan Harbour every 90 minutes between 7am and 7pm, with additional evening crossings in the summer months.

An additional crossing is also available between Claonaig – Lochranza, departing every 45 minutes throughout March to October.

Arran is served by regular bus services which provides routes between the main villages on the island to include:

322 – Brodick, Balmichael, Shiskine, Blackwaterfoot

323 – Brodick, Lamlash, Whiting Bay, Kildonan, Lagg, Corriecravie

324 – Brodick, Corrie, Sannox, Lochranza, Catacol, Pirnmill, Imachar, Dougarie, Machrie

ARRAN RESIDENTIAL MARKET



The residential property market on Arran is thriving, with average house prices reaching £282,620 as at July 2021, an increase of 9.30% in the last 12 months. This is well ahead of Scotland's average house price which currently stands at £161,401 as demand on the island continues to outstrip supply.

The housing market on Arran has always been buoyant, attracting a wide range of residents including families, retirees and downsizers, and more recently remote workers seeking alternative accommodation outwith mainland UK. The market is also supported by second home buyers and tourist rental accommodation and together these groups make up a significant proportion of home ownership on Arran.

There has been a surge in new enquiries for housing and land on the island during the global lockdown period as purchasers reassess their life priorities, seeking spacious homes in rural settings that enable them to enjoy an abundance of outdoor space in scenic surroundings, allowing for a more relaxed pace of life.

This has put further pressure on the supply of housing, particularly for local residents and workers. The provision of attainable housing and rental properties is therefore key to maintaining the working population of the island.

This portfolio provides an excellent opportunity to meet the needs and demands of the residents of Arran and would assist in supporting the local economy through the provision of significant employment opportunities.

There are a number of main contractors and local builders based both on the mainland and within Arran with an established track record of delivering commercial and residential projects on the island. These companies are well resourced in providing access to building trade materials and labour required and are well equipped to work with investors, developers or owner occupiers in managing the logistics of construction projects on Arran.

THE SITES OVERVIEW

SITE REF	SITE	INDICATIVE UNITS	ACRES	HECTARES
LAMLASH				
1	Margnaheglish	15	6.22	2.50
2	Whitehouse	28	11.19	4.53
3	Lookout	1	0.16	0.06
4	Brae Farm	2	0.41	0.17
BRODICK				
5	Springbank	18	2.86	1.16
6	Knowe Road	2	0.35	0.14
7	Glencoy Road	3	0.31	0.12
BLACKWATERFOOT				
8	Cairnhouse	27	5.16	2.10
9	Heathfield	5	1.06	0.43
KILDONAN				
10	Drimlabarra	9	2.55	1.03
TOTAL AREA		110	30.27	12.24





LAMLASH

Lamlash lies 4 miles to the south of Arran's main ferry port at Brodick. The village lies on the east coast of the Isle and is the largest in terms of population with approximately 1,000 residents. The village is a popular tourist destination and offers a wide range of hotels and holiday accommodation including a number of popular bars and eateries as well as convenience retail and local boutiques together with a local church and community medical centre. Arran High School, lies to the south of village and the University of the Highlands and Islands resource hub and Council offices are also located in the village.

BRODICK

Brodick is the largest geographical settlement on Arran and is considered the main village due to being the base of the terminal serving the Caledonian MacBrayne Ferry Crossing to Ardrossan on Scotland's mainland. The village is centrally positioned on the east coast of the island approximately 4 miles to the north of Lamlash. Brodick is the economic centre of the island with the main retail offering provided in the village as well as a number of larger hotels and community facilities to include the library, town hall, sports pavilion and wide range of pubs and restaurants.

BLACKWATERFOOT

Blackwaterfoot is situated on the west coast of Arran, approximately 11 miles to the south west of Brodick in the Shiskine Valley, overlooking Drumadoon Bay. The village is a 20 minute drive from Brodick ferry terminal and accessed via the B880 which provides direct access to the west of the island from Brodick. The village is a popular residential location amongst island residents and second home owners due to its peaceful rural setting. The village is home to one of the larger hotels on the Island, The Kinloch Hotel and benefits from beautiful views overlooking the Mull of Kintyre.

KILDONAN

Kildonan extends across the south coast of Arran, 12 miles to the south of Brodick. There is a small but thriving residential community which features a community hall and the popular Kildonan Hotel together with a camp site. Being the most southerly point on the Island, the village is a popular tourism spot, being home to one of the most expansive sandy beaches on the Island with spectacular views overlooking Ailsa Craig and Pladda on the Firth of Clyde.

**SITE
ONE**

MARGNAHEGLISH, LAMLASH

ISLE OF ARRAN, KA27 8LJ



6.22 acres / 2.50 hectares



Planning Permission for 15 residential plots plus expansion ground



Elevated plots with spectacular views across the bay



DESCRIPTION

This impressive site lies on the north side of Kilbride Road and is bound to the north by agricultural land, to the east by forestry and to the south by existing residential housing on the lower side of Kilbride Road.

The west of the site is bound by a residential dwelling set within landscaped grounds.

The site extends to 6.22 acres / 2.50 hectares and provides 15 plots for development together with additional expansion ground and is accessed from Kilbride Road. The site benefits from spectacular coastal views due to its elevated position within Lamlash village, overlooking Holy Isle and the bay.

The current phase of development comprises 6 plots which will soon be serviced, with the remaining 9 plots under the planning consent being unserviced.

This is a highly sought after location and the land owners receive a lot of interest in the site from people looking for new builds and self-build plots.

PLANNING

Planning Consent was initially granted on 29 May 2006 for 23 plots (Planning Ref: N/06/00302/PP). This was subsequently revised to allow for larger plot sizes, providing a total of 19 units. The current lot available for sale includes 15 plots.

The site benefits from Road Construction Consent for the current phase of development and a bond is currently being held by North Ayrshire Council for the sum of £342,500. This is refundable upon completion of the road and reduces at each stage of development. The purchaser of the site will be required to replace the remaining bond at the point of purchase.

An additional area of ground extending to the rear of the consented area will be included in the sale. This extends to 2.27 acres / 0.91 hectares and is zoned as lying within the general urban area, meaning proposals for additional residential development will accord with the North Ayrshire Council Local Development Plan in principle.



**SITE
TWO**

WHITEHOUSE, LAMLASH

ISLE OF ARRAN, KA27 8NG



11.19 acres / 4.53 hectares



Suitable for a range of uses including residential subject to Planning Permission



Prominent roadside frontage in the centre of the village



A841

COAST Discovery Centre

Arran High School

DESCRIPTION

The site is centrally located within the village of Lamlash and lies to the west of the A841. The site is bound to the north by Lamlash Parish Church and a residential dwelling, to the east and south by the A841 and west by Arran High School and is within walking distance of the key convenience amenities and facilities offered in Lamlash.

The site comprises the grounds of the former Whitehouse Hotel which was demolished in 1983. The ground extends to 11.19 acres / 4.53 hectares and access is taken from the A841. The site is largely shielded from the main road due to the presence of a number of mature trees along the boundary.

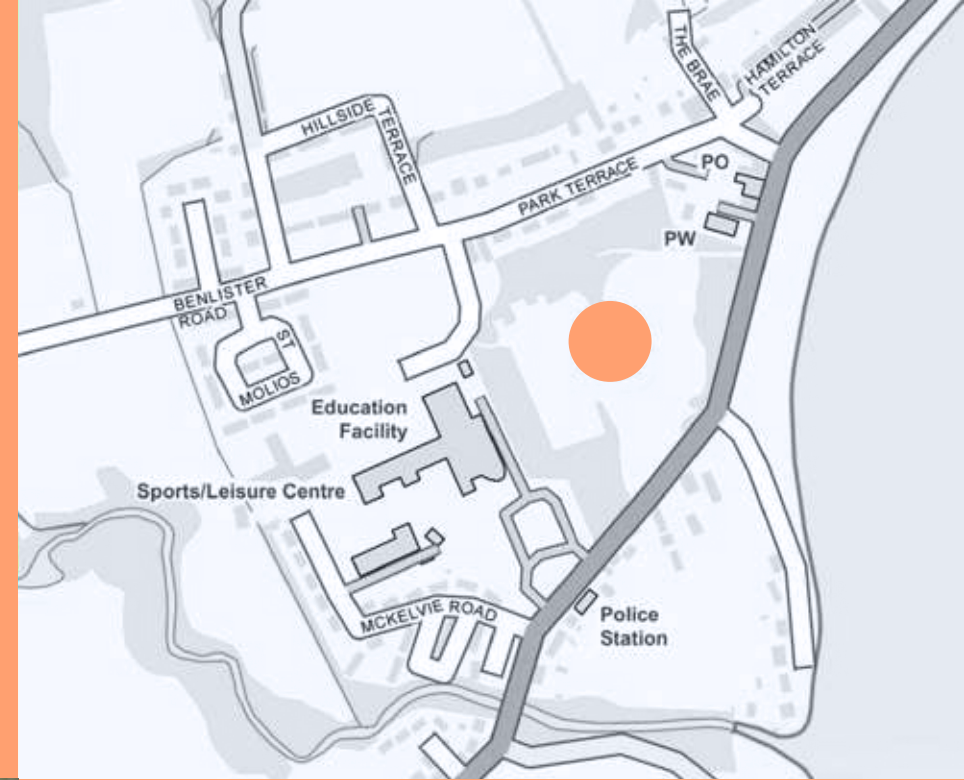
The mature, wooded setting provides an attractive and secluded site situated in a central location in one of Arran's main villages.

PLANNING

There are no live planning applications on the site however the site is zoned as lying within the general urban area by the North Ayrshire Local Development Plan and is also identified as a 'Regeneration Opportunity' (Policy 2) with an indicative capacity of 28 units. The site therefore may have potential for a variety of uses including hotel, commercial or residential uses, subject to planning consent being obtained. A range of indicative plans have been prepared by the landowner for residential schemes of up to 37 residential units.

A Tree Preservation Order (TPO) covers the site. It's likely that some trees would need to be retained and others replanted upon development of the site.

The site was recently removed from the Lamlash Conservation Area boundary to promote development.



**SITE
THREE**

THE LOOKOUT, LAMLASH

ISLE OF ARRAN, KA27 8JN



0.16 acres / 0.06 hectares



Suitable for a range of uses including residential subject to Planning Permission



Attractive coastal views, central location within Lamlash



DESCRIPTION

The site is situated centrally within Lamlash village and comprises land accessed off the A841. The site benefits from coastal views and lies in close proximity to Lamlash Pier which provides a ferry connection to the Holy Isle that overlooks Lamlash Bay.

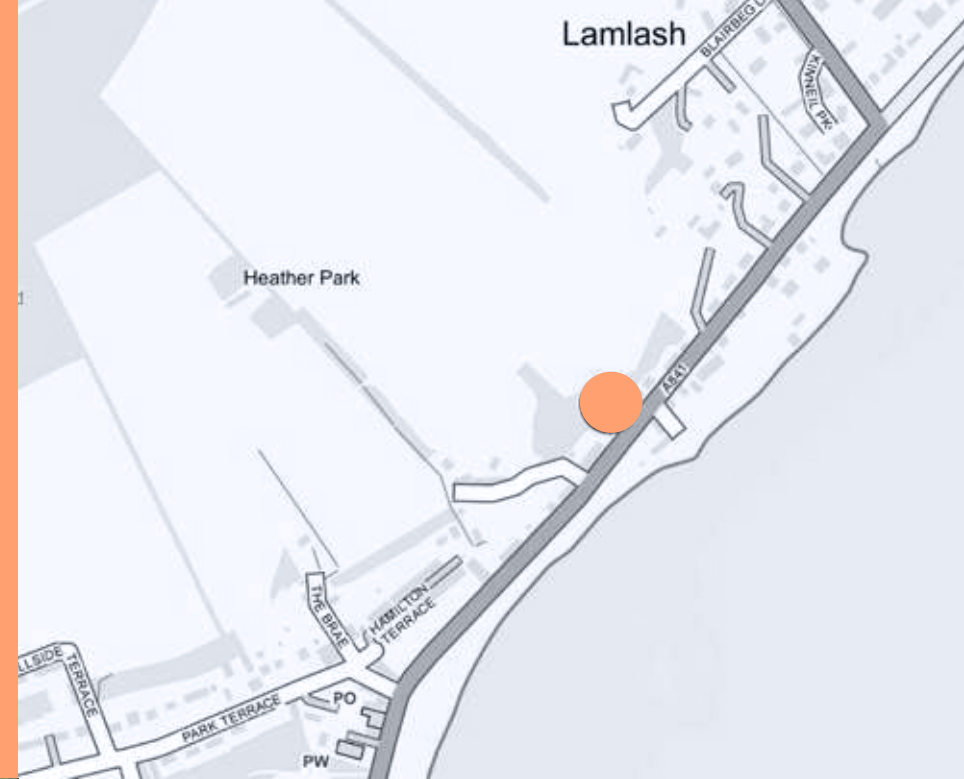
'The Lookout' previously featured a Listed building which was demolished in 2012. The site extends to 0.16 acres / 0.06 hectares. The plot lies to the west of the A841 and is bound to the north by a residential property which operates as a bed & breakfast and south by a flatted residential block extending over 3 storeys. The west of the site comprises forestry ground, beyond which lies agricultural land.

PLANNING

There are no live planning applications on the site however the plot previously had planning permission for a single residential unit which was granted in 2011 (Planning Ref: N/11/00106/PP).

The land is covered by the North Ayrshire Local Development Plan and identified as lying within the general urban area. As such, it has potential for a variety of uses, subject to planning consent being obtained.

The site lies within the Lamlash Conservation Area and proposed uses would therefore need to comply with North Ayrshire Council's relevant design guidance.



**SITE
FOUR**

THE BRAE, LAMLASH

ISLE OF ARRAN, KA27 8NA



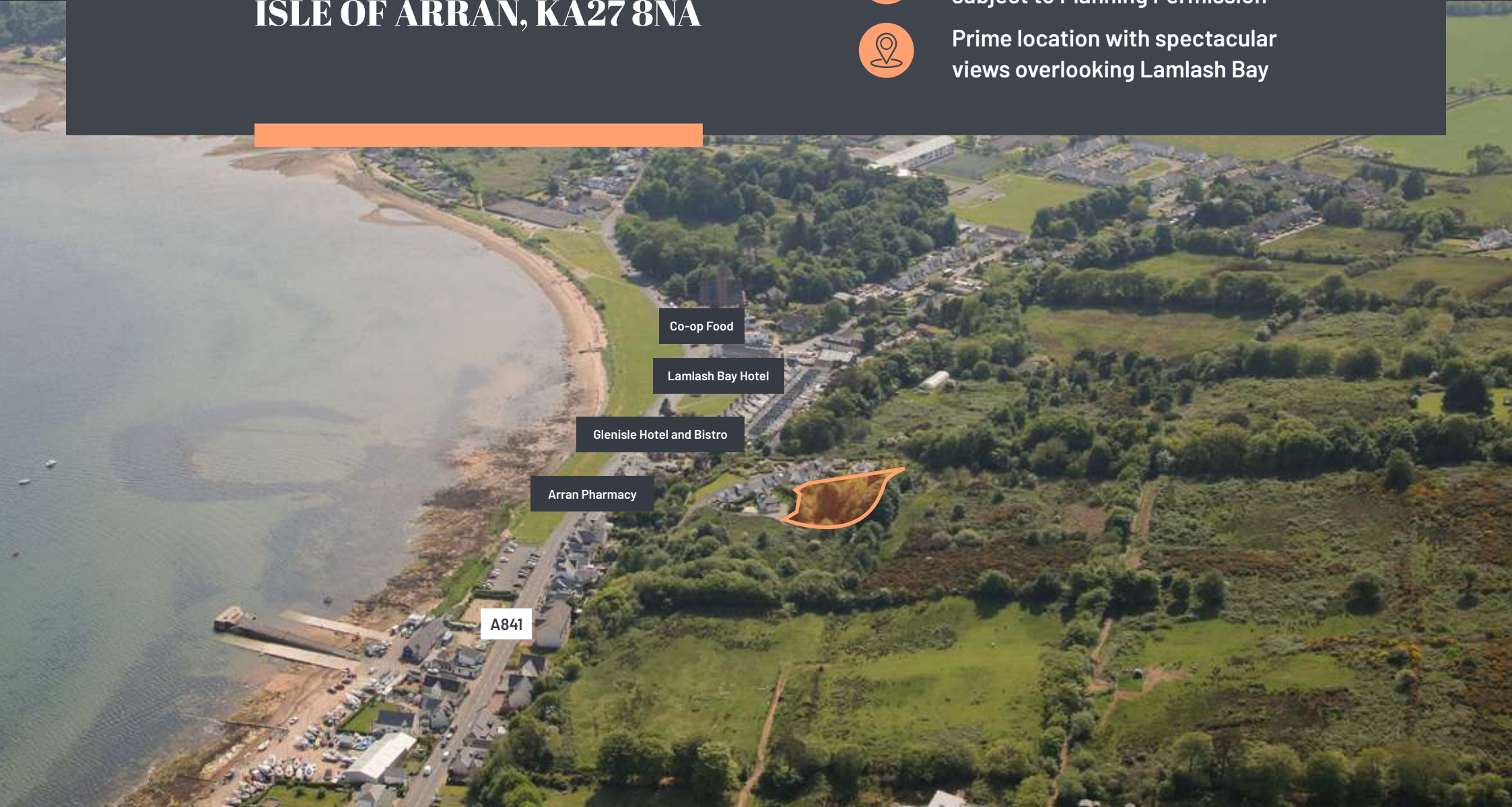
0.41 acres / 0.17 hectares



Potential for 2 - 3 residential units
subject to Planning Permission



Prime location with spectacular
views overlooking Lamlash Bay



Co-op Food

Lamlash Bay Hotel

Glenisle Hotel and Bistro

Arran Pharmacy

A841

DESCRIPTION

The site is located in a central location in Lamlash, and is set back from the A841 and accessed via a private road which provides an attractive secluded setting. The site lies in an elevated position and benefits from spectacular views across Lamlash Bay, overlooking the Holy Isle.

The site comprises a serviced parcel of land extending to 0.41 acres / 0.17 hectares. The site previously had a small cottage on it which was demolished as part of the previous planning application.

The site is bound to the north and east by the existing access road, with access to the site being taken from the south east. The south and west of the site are bound by existing residential dwellings.

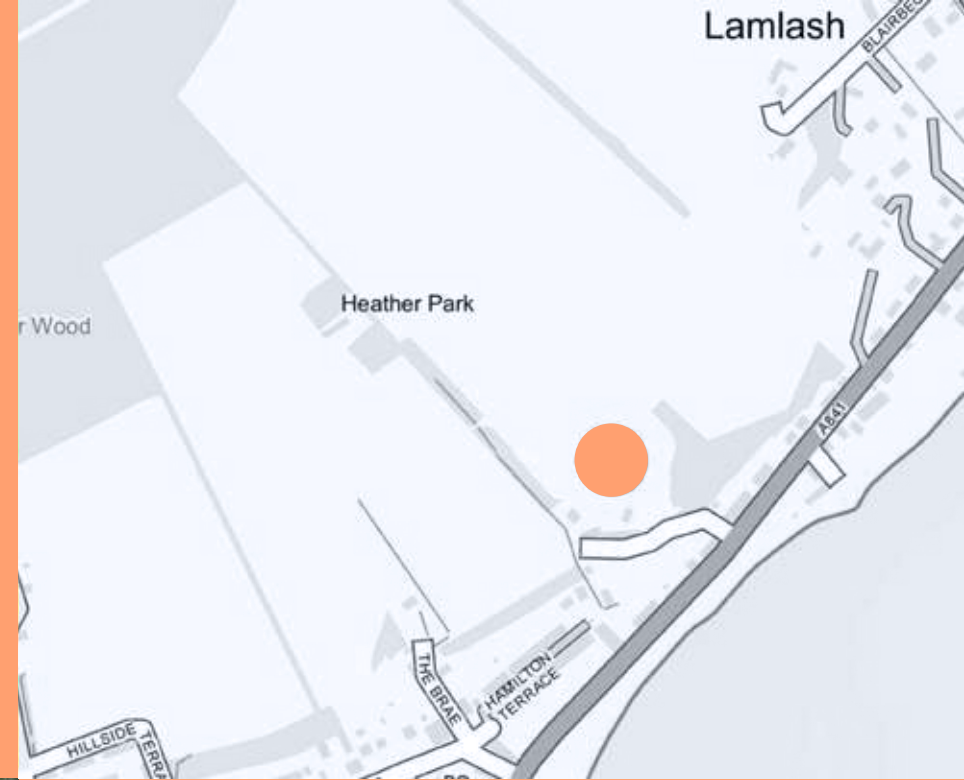
This location within the village is highly sought after, with one of the cottages recently selling for well in excess of asking price.

PLANNING

There are no live planning applications on the site however the site previously had planning permission granted in 2008 for the development of a detached house and annexe (Planning Ref: N/0700956/PP).

Indicative plans prepared by the landowner suggest that a capacity of 2 – 3 plots could be accommodated on site. The site is serviced and a mains sewer connection is available.

The site lies within the Lamlash Conservation Area, zoned as general urban area and proposed uses would therefore have to comply with North Ayrshire Council's relevant design guidance.



**SITE
FIVE**

SPRINGBANK WAY, BRODICK

ISLE OF ARRAN, KA27 8FB



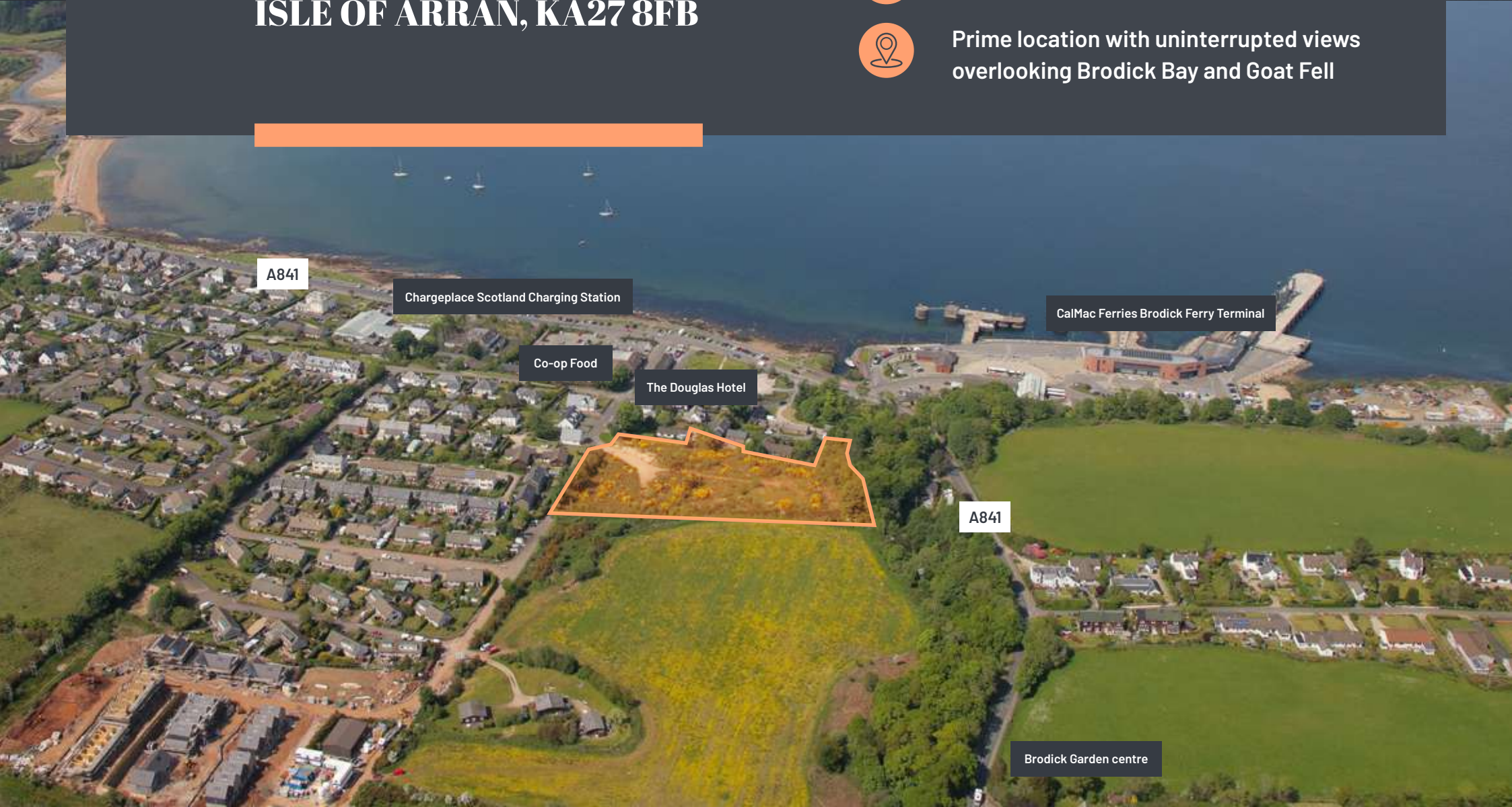
2.86 acres / 1.16 hectares



Indicative site capacity of 18 units



Prime location with uninterrupted views overlooking Brodick Bay and Goat Fell



DESCRIPTION

The site comprises a parcel of undeveloped land situated in a prime location in Brodick, close to the Ferry Terminal and benefiting from convenient access to restaurants, bars and retail amenity offered by the village.

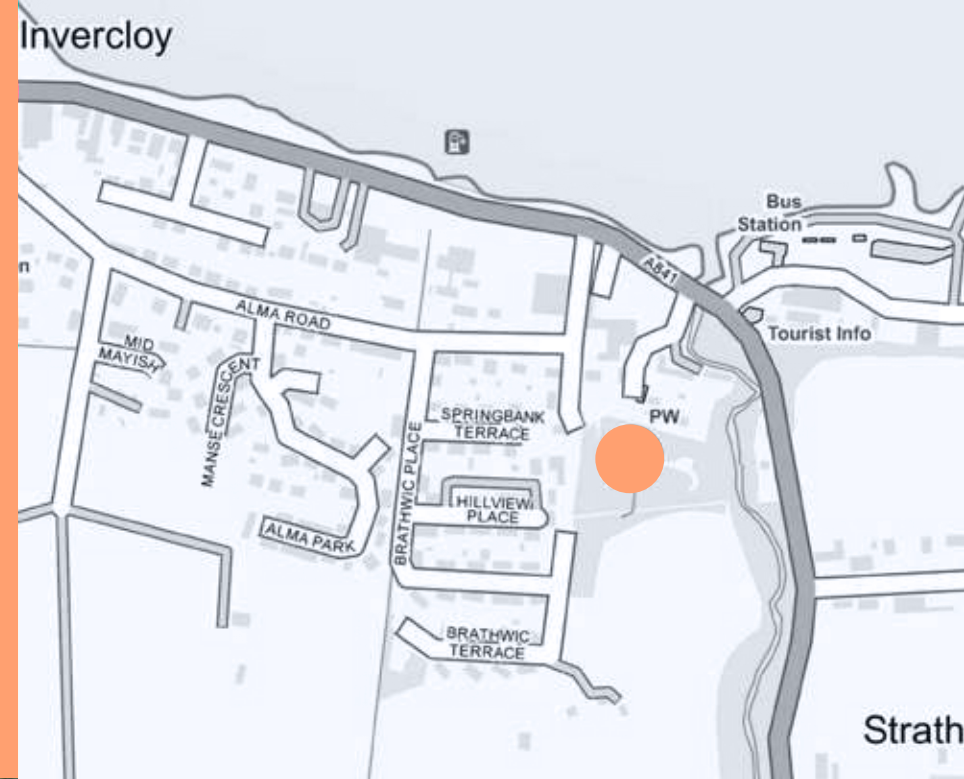
The site extends to 2.86 acres / 1.16 hectares and lies in an elevated position, with views overlooking Brodick Bay. The site is accessed from Springbank Way and is bound to the north by a mix of residential dwellings and commercial properties including the Holy Cross Church and the 4 Star Douglas Hotel. These are set down from the site, allowing for uninterrupted coastal views overlooking Brodick Bay and Goat Fell to the north.

Land of this size, position and accessibility in central Brodick is rare.

PLANNING

The site forms part of a larger residential development which was granted Planning Permission on 23rd June 2004 (Planning Ref: N/03/00869/PP) for 23 units comprising 9 detached dwellings and 14 terraced houses.

Phase 1 of the development has been delivered by the landowner and therefore the phase 2 ground remains, which has consent for 18 residential plots comprising 7 detached units and 11 terraced units. As the initial phase of development has commenced, this has secured planning consent on the site and therefore the consent remains live. The remaining plots are currently unserviced.



**SITE
SIX**

KNOWE ROAD, BRODICK

ISLE OF ARRAN, KA27 8BY



0.35 acres / 0.14 hectares



Historic consent for 2 residential plots



Established residential locale



DESCRIPTION

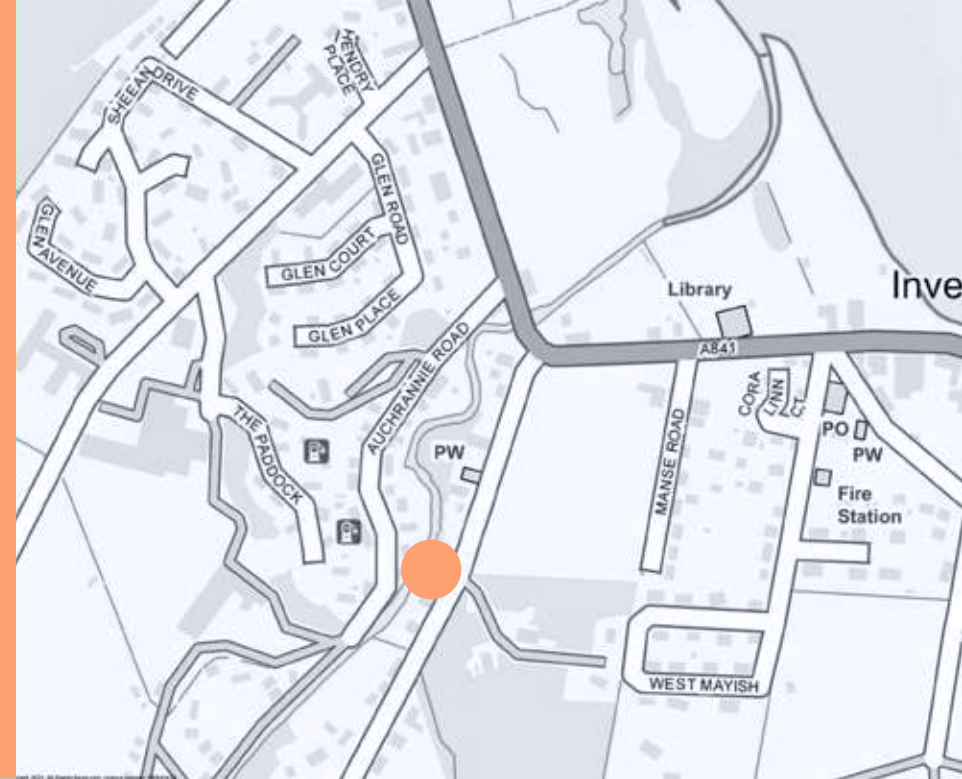
The site is located to the north of the village of Brodick in a popular residential area. The plot available is positioned on the west side of Knowe Road and is bound to the north and south by residential dwellings, to the east by Knowe Road, and to the west by Glencloy Burn.

The site benefits from convenient access to the amenities Brodick village has to offer to include the Auchrannie Resort & Spa, Brodick Golf Course, Ormidale Hotel and Sports Pitches.

The site comprises a parcel of serviced land extending to 0.35 acres / 0.14 hectares and is broadly rectangular in shape, sloping down from Knowe Road, towards the banks of Glencloy Burn.

PLANNING

A previous planning consent for the development of 2 x 4 bedroom detached houses was granted on 9th July 2004 and expired 9th July 2009 (Planning Ref: N/04/00443/PP). The site currently lies within the general urban area within the North Ayrshire Council Local Development Plan and is situated within an established residential area.



**SITE
SEVEN**

GLENCLOY ROAD, BRODICK

ISLE OF ARRAN, KA27 8DA



0.31 acres / 0.12 hectares



Planning Permission for 3 units



Attractive views over Brodick Golf Club and Brodick Bay



Brodick Golf Club

A841

GLENCLOY ROAD

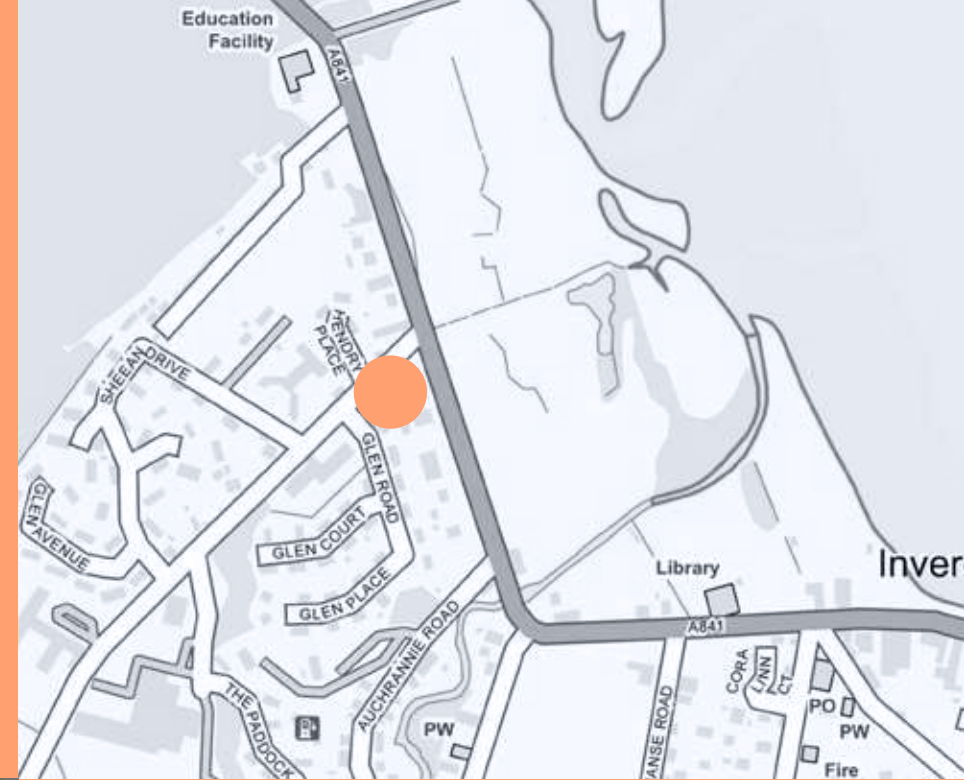
DESCRIPTION

The site is located to the north of the village of Brodick, located on a prominent corner of the A841 at its junction with Glencloy Road and is centrally located within Arran, benefiting from convenient access to the village's recreational and convenience amenities within Brodick to include the Auchrannie Resort, Brodick Golf Club and a wide range of bars and restaurants which are within walking distance of the site.

The site comprises a parcel of serviced land extending to 0.31 acres / 0.12 hectares. The parcel is bound to the north by Glencloy Road, to the east by the A841, south by a residential dwelling and to the west by Glen Road, beyond which lies retirement housing. The eastern section of the site enjoys uninterrupted views across Brodick Golf Course and Brodick Bay.

PLANNING

Planning Permission was obtained on 14 May 2013 for the development of 3 detached dwellings (Planning Ref: N/12/00537/PP). A Building Warrant was obtained in 2016 and the pre commencement planning conditions have been discharged. Whilst the Building Warrant has since expired, the planning consent remains live following the commencement of works, and this has been acknowledged by North Ayrshire Council.



**SITE
EIGHT**

CAIRNHOUSE, BLACKWATERFOOT

ISLE OF ARRAN, KA27 8EF



5.16 acres / 2.10 hectares



Indicative Capacity of 27 units



Phases 2 & 3 of Masterplanned Area



DESCRIPTION

The site is located on the southern edge of the village of Blackwaterfoot and accessed via both the main road and via Kinloch Court. The site is bound to the north by the A841, to the east and south by fields and farmland and to the west by existing residential housing including Phase 1 of the development, beyond which is Drumadoon Bay.

The site comprises development land extending to a total area of 5.16 acres / 2.10 hectares and forms part of a larger masterplanned site for the delivery of residential housing. Phase 1 of the site has already delivered 10 detached units which have now been sold. Phase 2 provides for 20 units and Phase 3, a further 7 units. The site areas for Phases 2 & 3 are outlined below:

Phase 2: 3.81 acres / 1.55 hectares
Phase 3: 1.35 acres / 0.55 hectares

The site is partially serviced as drainage for the remaining phases is in place and the road has been delivered in part, whilst connections to all other services are located close to the site.

The landowner continues to receive a high volume of enquiries for future new build houses on this site.

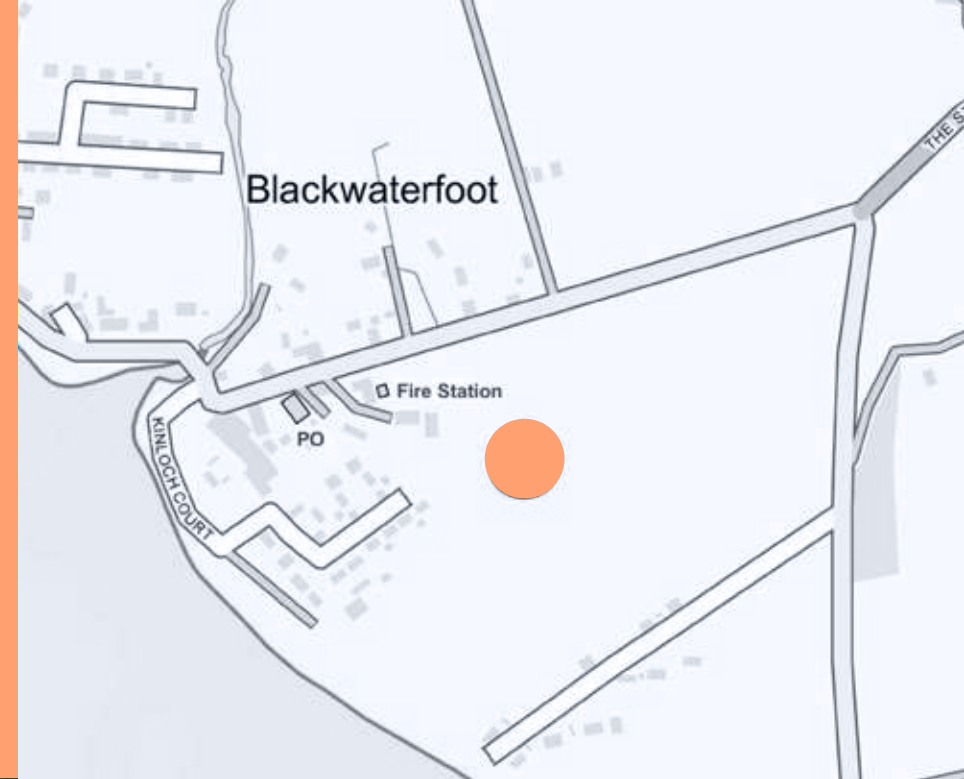
PLANNING

The site gained planning permission for Phase 2 on 19th January 2015 which permits the development of 20 plots. Road Construction Consent is also in place for Phase 2.

The Report of Handling outlines that a commuted sum of £25,000 will be required no later than the delivery of the 10th house, in line with the North Ayrshire Council Affordable Housing Policy.

North Ayrshire Council has since removed their affordable housing policy, and any new planning applications on this site will not be subject to this requirement.

Phase 3 does not currently benefit from a Planning Consent however is included within the Masterplan prepared for the site.



**SITE
NINE**

HEATHFIELD, BLACKWATERFOOT

ISLE OF ARRAN, KA27 8EU



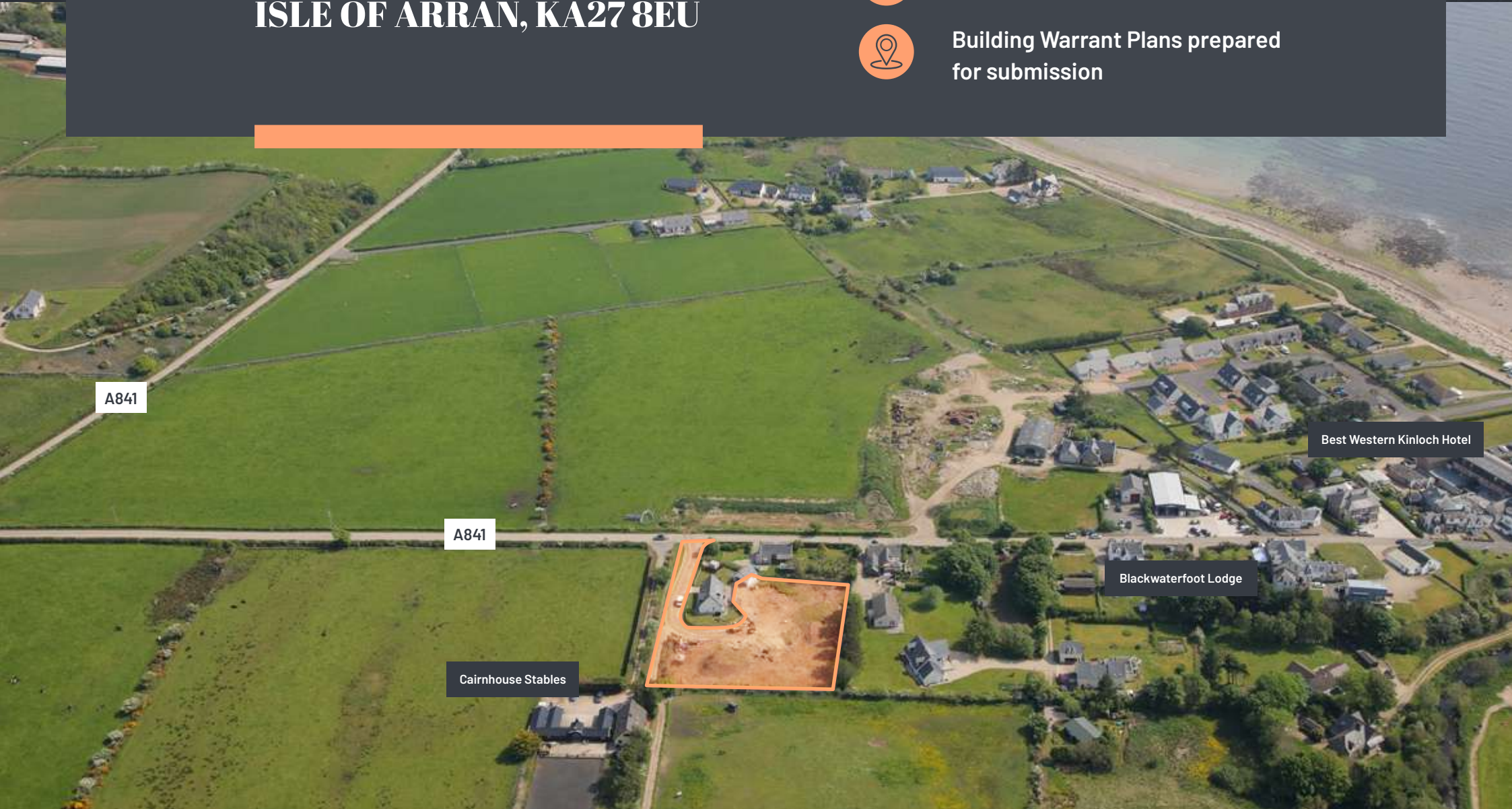
1.06 acres / 0.43 hectares



Planning Permission for 5 residential units



Building Warrant Plans prepared for submission



A841

A841

Cairnhouse Stables

Blackwaterfoot Lodge

Best Western Kinloch Hotel

DESCRIPTION

The site is located on the eastern edge of Blackwaterfoot and lies to the north side the A841, from which access is taken. The site is bound to the north by agricultural land, beyond which is a watercourse known as the Black Water which runs beyond the northern boundary to the site. Cairnhouse Stables lie to the eastern boundary whilst the south is bound by the A841 which forms the main access road through Arran. The west of the site features a mix of detached residential dwellings.

The site comprises a parcel of serviced land which extends to 1.06 acres / 0.43 hectares. The ground is currently undeveloped and generally level. Mains sewer connections and water and electricity connections have been established.

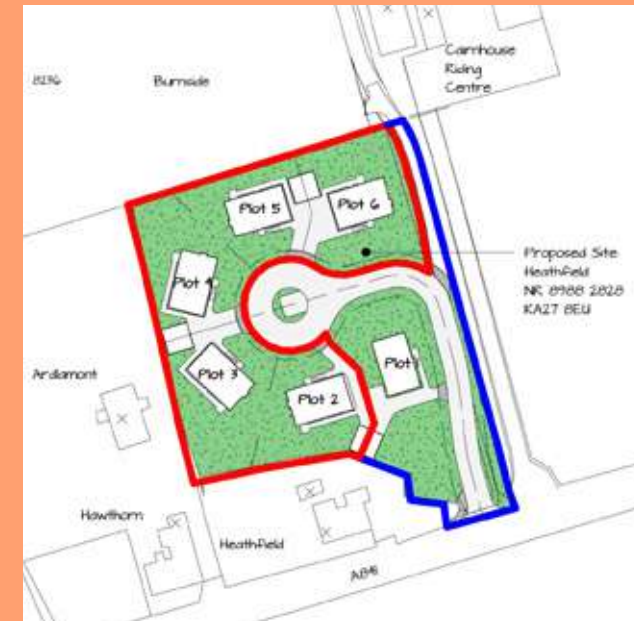
The landowner has a number of parties interested in new build houses on this site.

PLANNING

The site benefits from Planning Permission which was initially granted on 20th March 2006 for the development of 6 plots (Planning Ref: N/05/00977/PP).

Plot 1 has already been developed and sold and is therefore excluded from the ground available. The remaining land parcel provides 5 plots. The Planning Permission was amended in 2020 to vary the house types on plots 2-5 to create 2 bedroom bungalows. Plot 6 comprises a 3 bedroom house extending over 1.5 storeys. Building Warrant Plans for the remaining plots are ready for submission.

The site benefits from Road Construction Consent for the current phase of development and a bond is currently being held by North Ayrshire Council for the sum of £139,400. This is refundable upon completion of the road and reduces at each stage of development. The purchaser of the site will be required to replace the remaining bond at the point of purchase.



**SITE
TEN**

DRIMLABARRA, CRAIGEND, KILDONAN

ISLE OF ARRAN, KA27 8SE



2.55 acres / 1.03 hectares



Planning Consent for 9 units



Uninterrupted coastal views



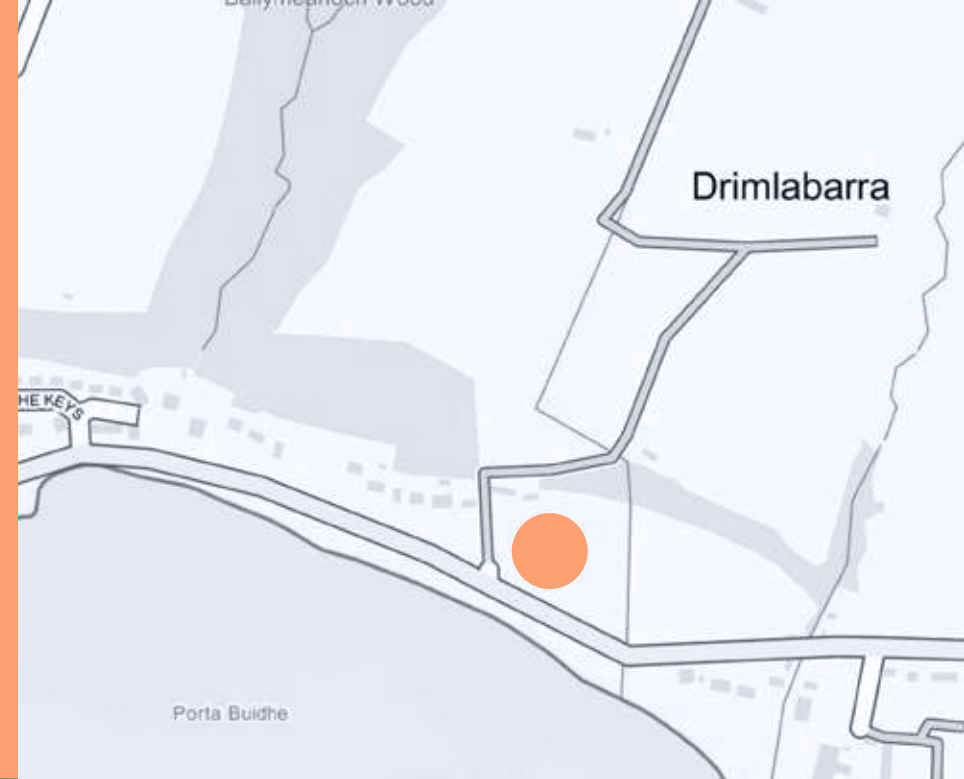
DESCRIPTION

The site is located on the shore of Kildonan and lies on the north side of the Kildonan coastal road which connects to the A841. The ground is bound to the north and east by agricultural land, to the south by the coastal road from which access is taken and to the west by existing residential dwellings.

The site comprises a parcel of land extending to 2.55 acres / 1.03 hectares and is broadly rectangular in shape and level, with spectacular uninterrupted views overlooking Pladda. An access road has been constructed on the site however the ground is currently unserviced. Service connections are available in close proximity to the site.

PLANNING

Planning Permission was granted on the site on appeal on 20th February 2007 for the erection of nine dwelling houses, garages and associated roads and footpaths. As an access road has been commenced on the site, the Planning Permission remains live, and this has been acknowledged by North Ayrshire Council.



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FURTHER INFORMATION

Parties should note interest in the first instance to be informed of the detailed method of sale, provided with further information and kept informed of any closing date which may be set.

PLANNING

A data room of technical information for each site is available for seriously interested parties upon request via the Selling Agent.

Further information is available via the North Ayrshire Council Planning Portal under each Planning Application Reference.

<https://www.north-ayrshire.gov.uk/planning-and-building-standards/search-view-track-planning-applications.aspx>

SALE TERMS

The vendors reserve the right to sell the land without reference to any other party. Each party will be liable for their own legal costs.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

A title plan will be prepared for sales purposes – only indicative boundaries are provided and should not be relied upon.

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