



Artist's impression

Attractive development opportunity for a two house farmyard conversion to create full time residences or letting villas in a beautiful location enjoying wonderful views over the Shiskine valley - from the mountains to the north, to Blackwaterfoot and the Firth of Clyde beyond to the south.

Ideal investment opportunity with potential for excellent returns in this popular area of the island.

Torbeg Farm development presently has three completed conversions and planning approval has been granted for a further two. Each of the new villas will comprise spacious open plan ground floor living accommodation consisting of living, dining and lounge areas plus shower rooms - with the upper floors benefiting from three bedrooms and a family bathroom.

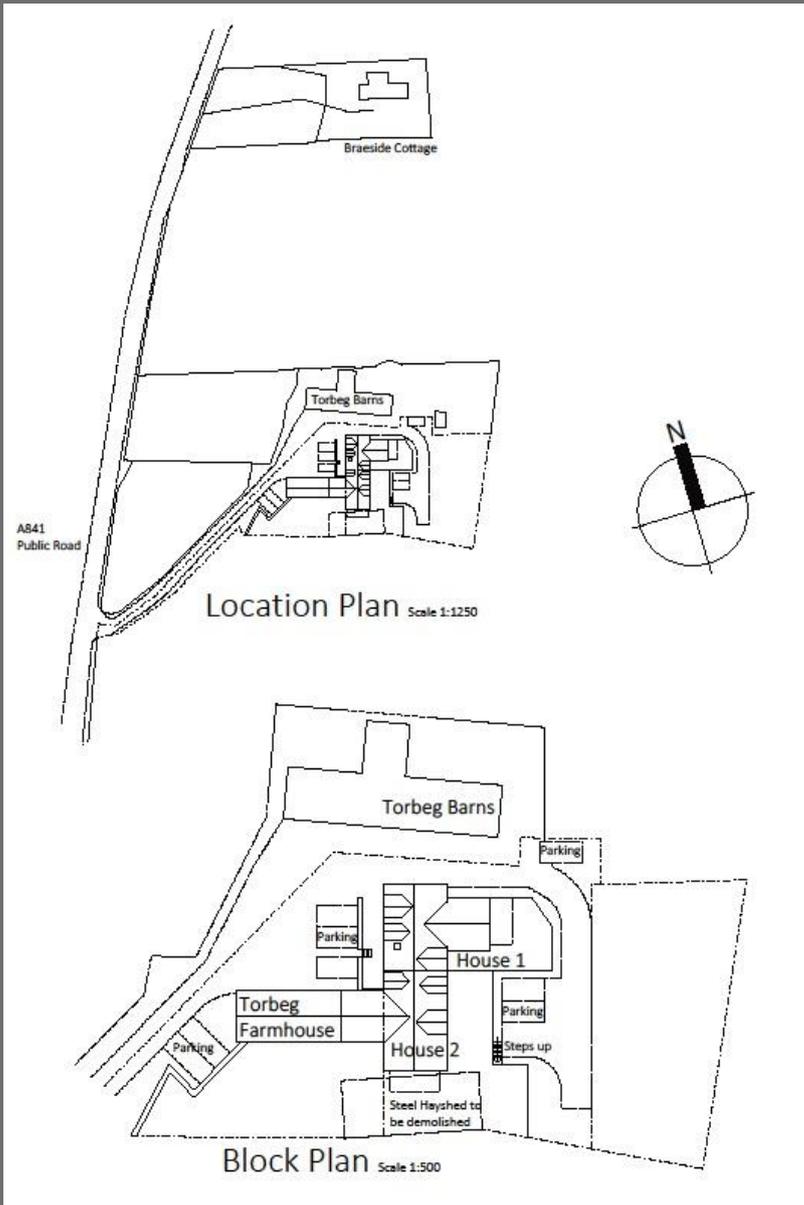
The properties will each have dedicated parking and private gardens.
The houses will be barn conversions with contemporary additions and will capitalise on the spectacular location.

The development is located about ½ mile north of Blackwaterfoot with its excellent selection of shops, restaurants, leisure facilities and famous 12 hole golf course bounded by the popular sandy beach.

The purchasers will arrange to complete both villas simultaneously and could ultimately sell on, let out or utilise them as permanent residences.

Details of the planning consent can be viewed on the NAC website at :
www.eplanning.north-ayrshire.gov.uk/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=OAYYZOLE05I00





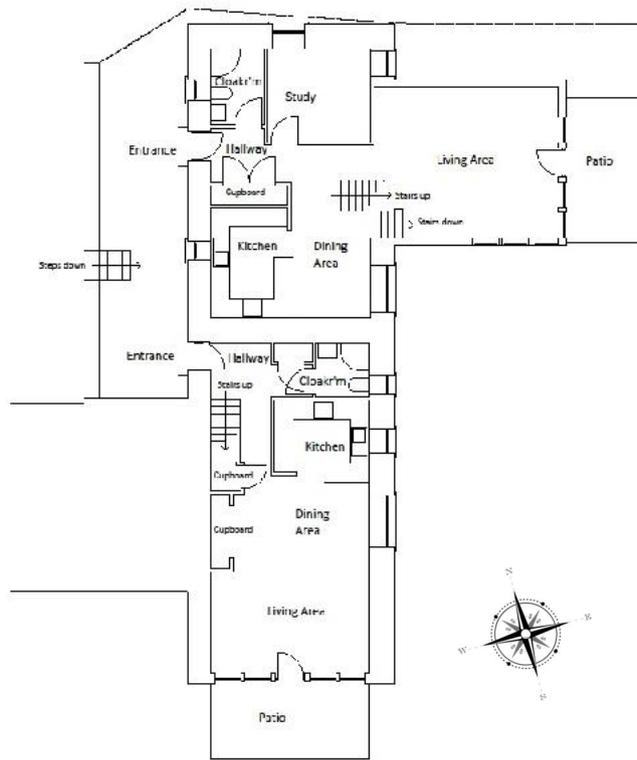
Access road



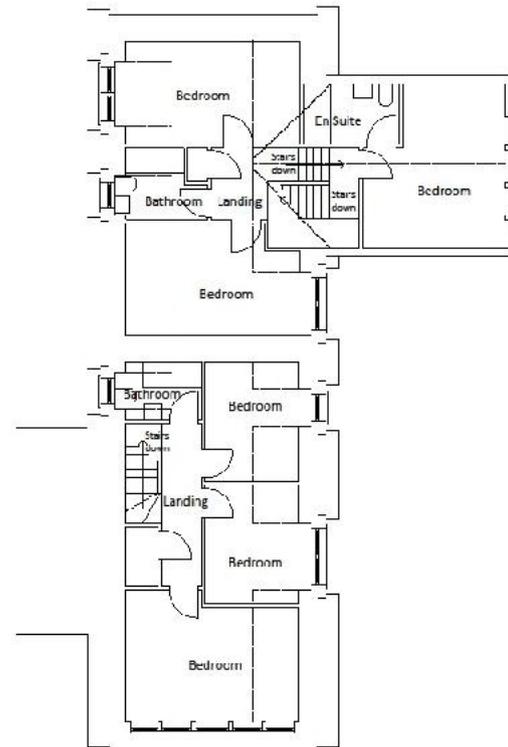
View to sea from site



Redundant buildings on the site



Ground Floor Plan as Proposed Scale 1:100



First Floor Plan as Proposed Scale 1:100

FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village and up the hill heading towards Torbeg. Torbeg Farm is located on the right hand side.

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time 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 which 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 any contract.