



# Building Plot at Rosaburn, Brodick

- South facing, secluded location
- Overlooking beautifully landscaped golf course
- Approximately 3km distance from Brodick pier and village amenities
- Direct access off main A841 public road, ample parking/ garage area
- Water and electricity on site/adjacent
- Planning consent still current, the Permission expiry date is Monday 17<sup>th</sup> January 2022.

Building plot with planning consent for a 1½ storey detached house with temporary planning permission for a static caravan during construction of the dwelling. The plot extends to approximately 0.17 acres and has water and electricity services adjacent to the site. Planning consent has been granted for a 3 bedroom villa, although the approved designs may be able to be altered after consultation with the planning authorities. The plot has a roadside location adjacent to the main Brodick to Corrie road and is bounded by mature trees to the south west.

Located on the outskirts of Brodick village it is in an excellent, private location but near all village amenities, Brodick golf course is to the rear of the plot. Having had, in the past, a property on this site there are services adjacent.



Full details of the planning permission can be accessed online at [www.north-ayshire.gov.uk](http://www.north-ayshire.gov.uk). Reference No N/18/00995/PP

## DIRECTIONS:

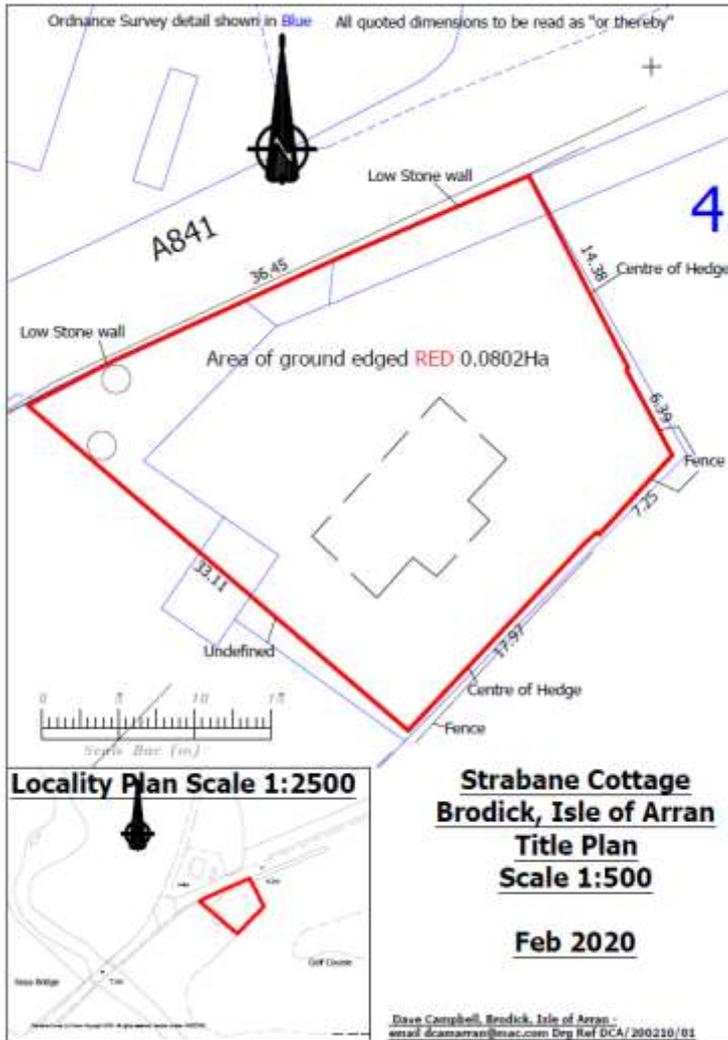
From Brodick pier, turn right taking the coastal road north. At the end of Brodick village take the road signposted to Corrie and after the sharp bend, over the small bridge, Rosaburn plot is the first entrance on the right.

*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 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)



Please note plan not to scale.



To the rear of the plot is Brodick golf course



Plot access from roadside



It is to be noted that the location plan above is the accurate plan of the land being sold. The NAC planning department documents are slightly different. The plot shown above is marginally larger than the NAC approved plans.



Elevations and floor plans of proposed dwelling. Conditional planning permission for a one and a half story detached house. There is temporary planning permission for static caravan during construction of dwelling house.

Located near village amenities including the bowling green, tennis courts, 18 hole golf course and library. There are many restaurants, shops and pubs in Brodick, which also has one of the island's petrol stations and the largest of the three Co-ops. Along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, the plot is approximately 1km from Brodick Primary School. Arran High School is located in Lamlash which pupils travel to daily by bus.

A601 Printed by Ravensworth 01670 713330



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.

[www.aranestateagents.co.uk](http://www.aranestateagents.co.uk)