

Arran Estate Agents



Development Plots, Kelsinhaugh Farm, Auchencairn

Proposed Two House Development Site

Two building sites extending to 0.209 acres and 0.166 acres (0.085 hectares and 0.067 hectares) respectively in beautiful rural location adjacent to Kelvinhaugh Farm on the outskirts of Whiting Bay.

The sites are accessed directly from the single track public road which runs from the A841, to the north of Whiting Bay, through Auchencairn and beyond.

Detailed Planning Approval has been granted for the construction of two dwellings in a paddock adjacent to the farm.

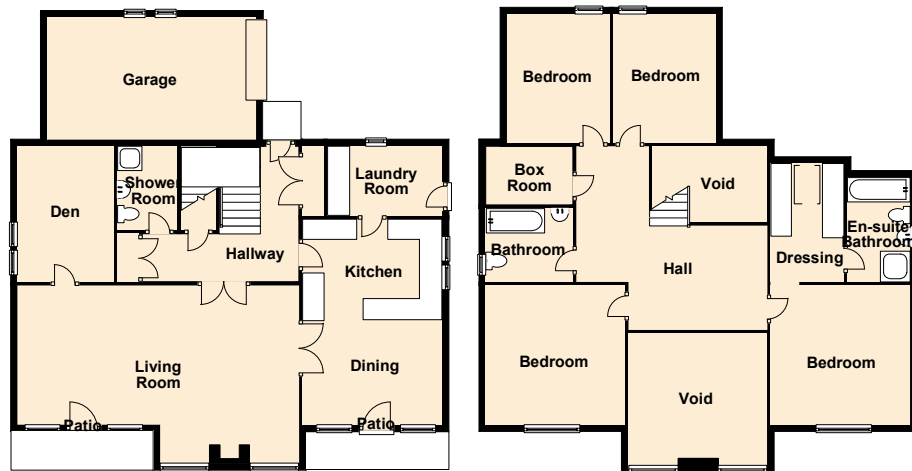
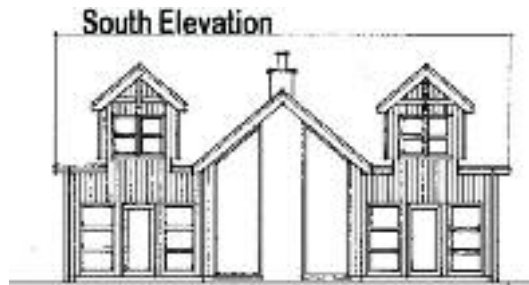
House No.1 will be located at the westerly site of the paddock and will have accommodation over two floors and an integrated garage to the rear. The total internal floor area will be 201 m² excluding the garage.

House No.2 will extend to 168 m² and will be of split level design with bedrooms, dining and kitchen to the rear single storey section, and the living area to the front ground floor level with an open fire and patio doors to the garden. The master bedroom with en-suite shower room will be above the living room with a balcony affording panoramic views over neighbouring fields to Whiting Bay and the Firth of Clyde beyond.



AERIAL VIEW OF LOCATION

HOUSE NO. 1



House 1 Ground Floor

House 1 First Floor

FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY

The design concept is of two distinct buildings, recognising the variety of architectural styles within the hamlet while, at the same time, maintaining a visual consistency with surrounding buildings by the choice of materials. The easternmost house presents a low single storey elevation to the public road, while employing the rectangular footprint of a “barn-like” structure and using split levels internally to create additional floor space allowing the floor to step down with the profile of the site.

The westernmost house is a one and a half storey building with little fenestration on the elevation towards the road. There is a “wing” projecting north, with a lower ridge height than the main building, which echoes similar kitchen/scullery extensions on neighbouring traditional houses.

The north and east elevations are finished in white wet dash render, to match surrounding buildings, while the roofs are finished in natural slate. The south facing elevations are predominantly glazed to afford the occupants with superb views over the countryside, with the sea beyond while, at the same time, facilitating solar gain which will reduce the energy consumption and carbon footprint of the houses. In addition, the use of timber cladding on these elevations, and on the western elevation of the east house, will allow the houses to blend in to the natural colour scheme of the landscape when viewed from the south and south-west. The timber cladding is also a renewable resource contributing to the environmental credentials of the houses.

It is proposed that the houses will be heated by air or ground source heat pumps, making use of renewable energy.

Drainage will be via a sewage treatment plant and soakaway. However, if ground conditions mitigate against the use of a soakaway, the sellers have ownership of the Knockenkelly Burn and an alternative outfall from the sewage treatment plant can be provided here via a UV disinfection unit.

Mains water connection and connection to mains electricity will be available at the site boundaries.

As a condition of the Planning Approval building of the proposed houses must be commenced before October 2012.

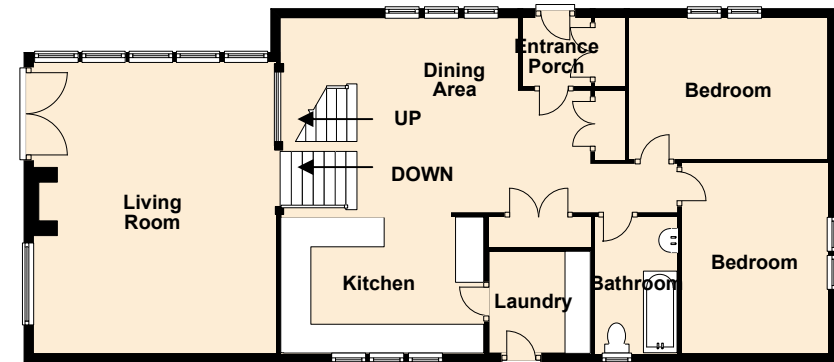
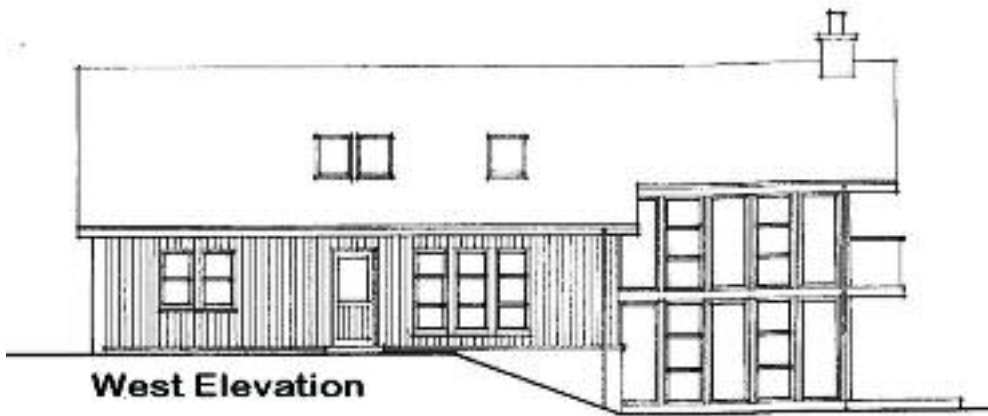
It will be the responsibility of the purchasers to advise North Ayrshire Council Building Control Department of the date of commencement of the work to facilitate periodic inspections as required by the Building Warrants.



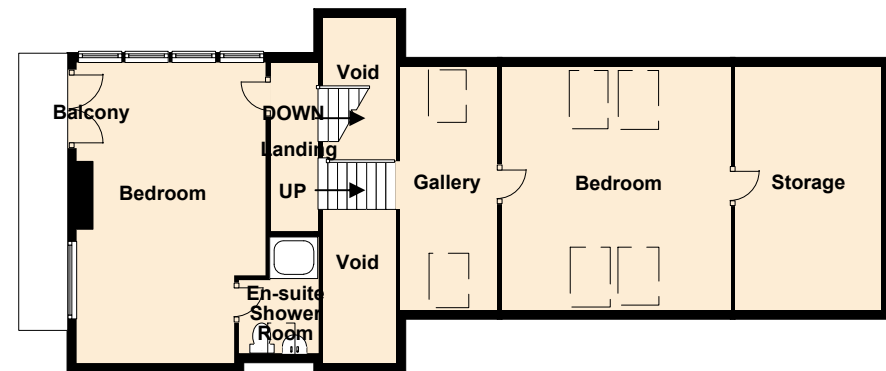
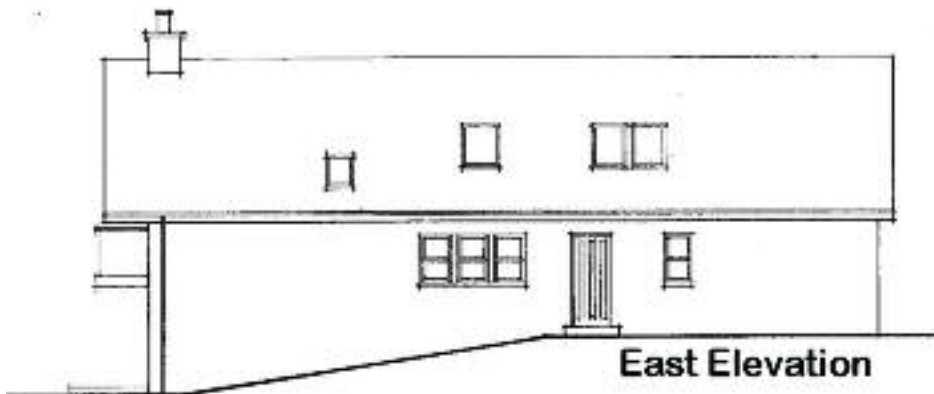
PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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 a contract.

HOUSE NO. 2



House 2 Ground Floor



House 2 First Floor

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