

Arran Estate Agents



Kelsinhaugh Farm New House Development Site

Kelvinhaugh Farm New House Development Site

Building site extending to 0.147 acres (0.060 hectares) in beautiful rural location adjacent to Kelvinhaugh Farm on the outskirts of Whiting Bay.

The site is accessed by a share private driveway leading 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 a single dwelling on the site of an existing agricultural building.

The proposed house will extend to 168 square metres and is of split level design internally with bedrooms, kitchen and dining to the rear single storey section and the living area to the front ground floor level, with an open fire and patio door to the front garden. The master bedroom with ensuite shower room will be above the living room with a balcony affording panoramic views over the neighbouring fields to Whiting Bay and the Firth of Clyde beyond.



AERIAL VIEW OF LOCATION

The north and east elevations will be finished in white dry dash render, to match surrounding buildings, while the roof will be finished in natural slate. The south facing elevation will be predominantly glazed to afford the occupants 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 house. In addition, the use of timber cladding on this elevation, and on the western elevation, will allow the house 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 house.

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

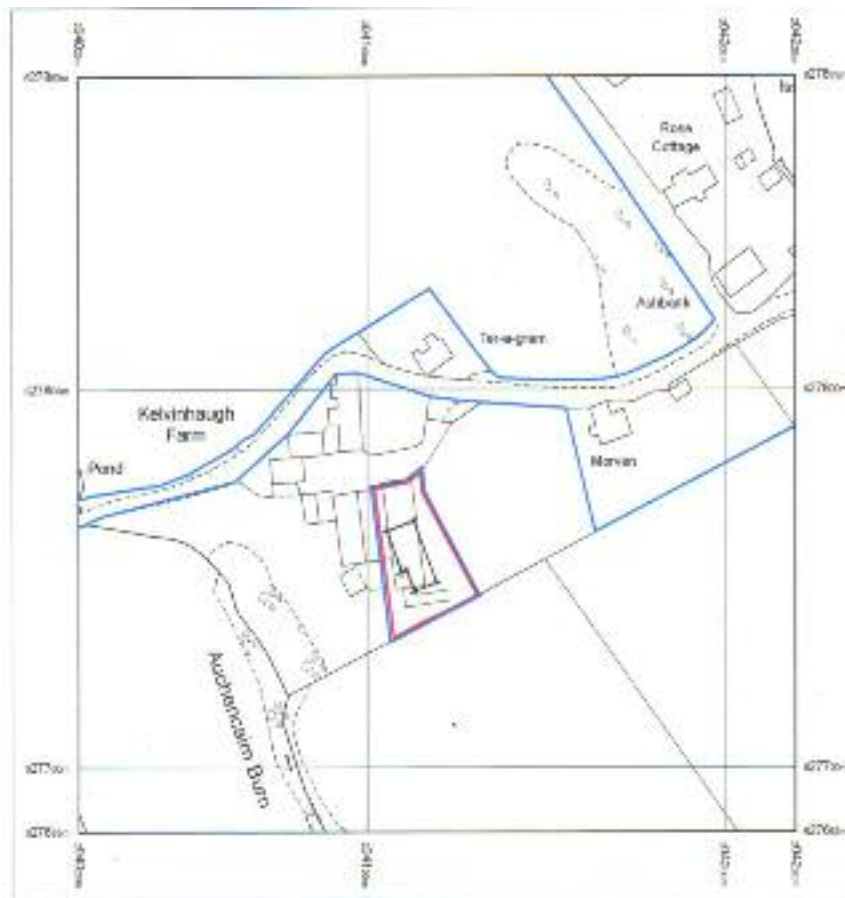
Drainage will be via a sewage treatment plant and soakaway. However, if ground conditions mitigate against the use of a soakaway, the sellers have ownership of the Knockenkelly Burn and an alternative outfall from the sewage treatment plant can be provided here via a UV disinfection unit.

Mains water connection and a connection to mains electricity will be available at the boundary of the site.

The property will be granted a right of vehicular and pedestrian access over the existing private driveway which will be shared with the owners of the farm.

As a condition of the Planning Approval, construction of the proposed development 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 Warrant.

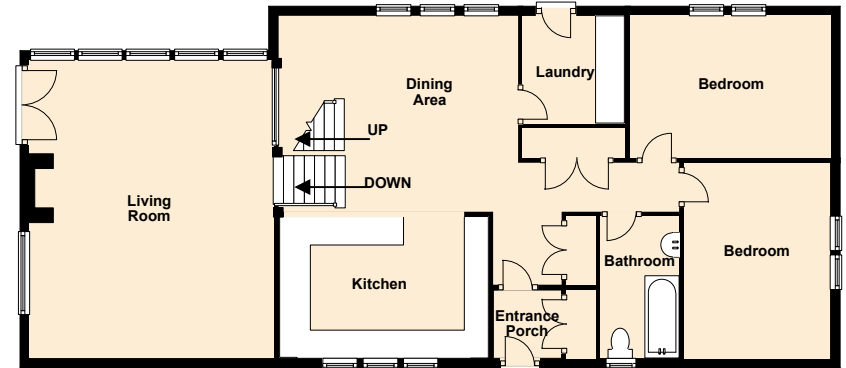
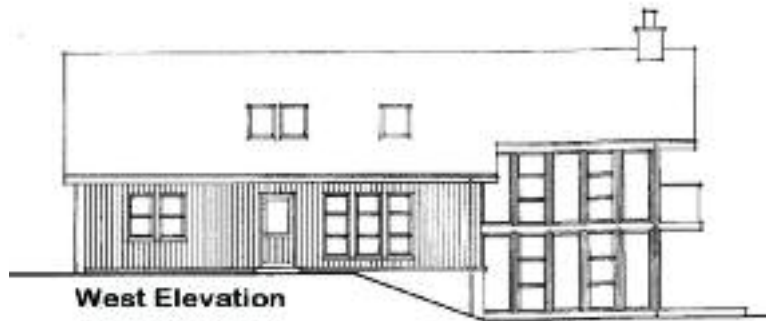


LOCATION PLAN

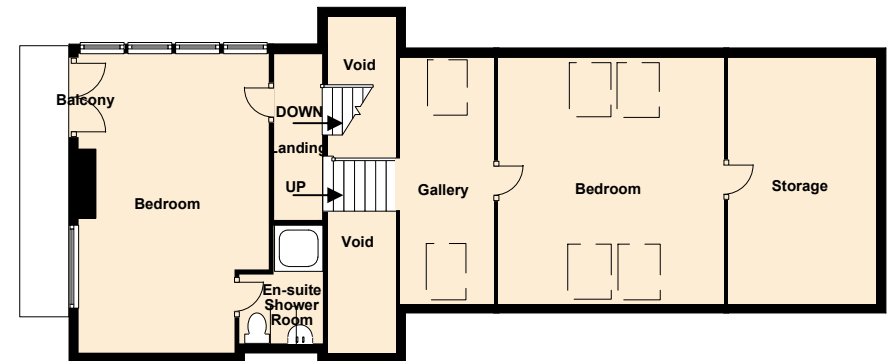


PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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 3 Ground Floor



House 3 First Floor

FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY