

Arran Estate Agents



Plot at Drimlabarra Croft, Kildonan

Building Plot at Drimlabarra Croft, Kildonan

Directions: From Brodick Pier, turn left and proceed south through Lamlash, Whiting Bay and Dippin. Take the left hand turn to Kildonan and proceed down to the village and pass the Kildonan Hotel where the site is located on the shore side immediately past the first house beyond the hotel.

Very attractive building development plot with shore side location in the village of Kildonan enjoying spectacular open views across the Firth to Pladda and Ailsa Craig.

Full conditional planning approval for a single house has been granted and there are architect's plans available.

Accommodation for the approved house will be over two floors and includes the front entrance porch and hallway which is open plan to the dining and living areas. Good size kitchen with a utility room off and one ground floor bedroom and a shower room. On the upper floor there are a further two double bedrooms with dormer windows towards the sea and roof windows towards the road plus a shared family bathroom.

One of the most attractive development sites on Arran which extends to approximately 0.49 acres (0.198 hectares) and is relatively flat with direct roadside access.

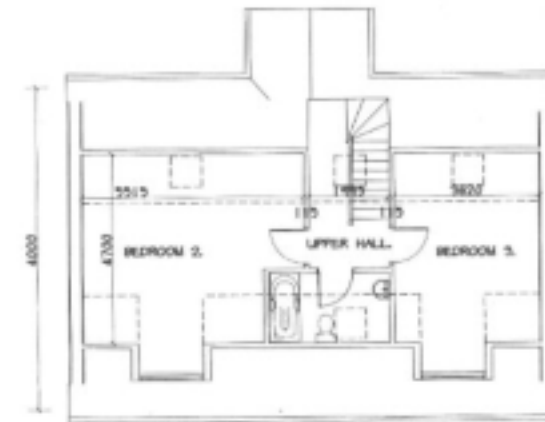
Service connections will be available to the site boundary and it is anticipated that the property will have its own septic tank flowing to a soakaway within the subjects.

Accommodation

The house as approved will have a net floor area of just over 145 square metres (1560 square feet) and will enjoy spectacular southerly views across the Firth of Clyde towards Ailsa Craig.

The dining room and living area has patio doors to the garden which will enjoy the afternoon and evening sun and the garden provides adequate parking space and the opportunity to build a garage if so required, subject to approvals.

Alterations to the approved design can be implemented with discussions and amendment to planning application to North Ayrshire Council Planning Department.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



IAN T. MACMAY : ASSISTANT CHIEF EXECUTIVE (LEGAL AND PROTECTIVE SERVICES)

No: NA010036/APP

CONDITIONAL PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) (SCOTLAND) ORDERS**

To: **Alan Connor**
Alan Architectural Design Services
11 Tishfield Road
Tross
KA10 6AN

With reference to your application received on 7 July 2008 for planning permission under the above mentioned Acts and Orders for :-

Extension of one and a half storey detached dwelling house

at **Site 3 To The West Of Derrisharra Croft**
Kiloran Road
Kiloran
Brodie
Isle Of Arran

North Ayrshire Council in exercise of their powers under the above-mentioned Acts and Orders hereby grant planning permission, in accordance with the plan(s) deposited as relative hereto and the particulars given in the application, subject to the following conditions and associated matters :-

- | | | |
|-----------|----|--|
| Condition | 1. | That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of all boundary enclosures and the surface finish to the driveway, parking and turning facility. |
| Reason | 1. | In the interest of the amenity of the area and to ensure that the dwellinghouse is provided with adequate access, parking and turning facilities. |
| Condition | 2. | That prior to the occupation of the house hereby approved, the separation of the driveways at the entrance to the site and the parking and turning facilities shall be formed in accordance with the approved plans, which driveway separation and parking/turning facilities shall be maintained thereafter to the satisfaction of North Ayrshire Council Planning Authority. |
| Reason | 2. | To meet the requirements of North Ayrshire Council as Roads Authority. |
| Condition | 3. | That the first 5m metres of the driveways, measured from the edge of the public road shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall flow from the driveways onto the carriageway, to the satisfaction of North Ayrshire Council as Planning Authority. |
| Reason | 3. | To meet the requirements of North Ayrshire Council as Roads Authority. |
| Condition | 4. | That the steps and easement shall be designed and constructed in accordance with the requirements set out in "The Scottish Building Standards Technical Handbook Domestic" issued in May 2005 and prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of |

Site 3 To The West Of Derrisharra Croft
Kiloran Road
Kiloran
Brodick
Isle Of Arran

No: NA010036/APP

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| Reason | 4. | To meet the requirements of the Scottish Environmental Protection Agency. |
| Condition | 5. | That the SEWERAGE shall be located in such a position as will enable it to be emptied by road tanker. |
| Reason | 5. | To meet the requirements of Scottish Water (sewerage). |
| Condition | 6. | That prior to the commencement of the development, hardy approved details of a scheme to treat the surface water exiting from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual" published in March 2007 shall be submitted to, and approved by North Ayrshire Council as Planning Authority. Thereafter any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority. |
| Reason | 6. | To meet the requirements of Scottish Water and the Scottish Environment Protection Agency. |
| Condition | 7. | That, prior to the commencement of any works, details of the finished floor levels for the development shall be submitted for the written approval of North Ayrshire Council as Planning Authority and implemented as approved to the satisfaction of North Ayrshire Council as Planning Authority. |
| Reason | 7. | In the interest of the amenity of the area. |

Dated this 10 September 2008

Ian T. MacMay
North Ayrshire Council

(See accompanying notes) (The applicant's attention is particularly drawn to note 4 (date of duration of planning permission))



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.

