



DEVELOPMENT OPPORTUNITY

Achahoish, Tigh na Cachla, Blackwaterfoot

BUILDING DEVELOPMENT OPPORTUNITY

Achahoish, Tigh na Cachla, Blackwaterfoot, Isle of Arran

Directions: From Brodick pier turn right and proceed through the village taking the B880 road to Blackwaterfoot. Drive through the village of Shiskine and proceed towards Blackwaterfoot passing the row of cottages known as Torr Righe and at the end of that straight stretch of road turn left up the track towards Tigh Na Cachla for approximately 250 metres, where Achahoish is located on the left hand side adjacent to the wooded area.

Achahoish is a large detached bungalow in spectacular rural location enjoying views across Kilbrannan Sound to Campbeltown and beyond.

The building is deemed to be of substandard construction and a development opportunity exists to renovate or demolish and totally reconstruct a property on the site of the present house.

It was constructed approximately 40 years ago, of pre-cast concrete panel construction upon a deep brick underbuilding.

The roof is clad with concrete tiles and the windows are PVC double glazed units.

The present building is in fairly poor condition, having suffered from damp ingress and due to the non traditional form of construction is considered unlikely to be suitable for habitation.

Accommodation within the house comprises rear entrance to vestibule with toilet and then dining room which is open plan to the kitchen, large lounge, utility room, 4 bedrooms, bathroom and shower room. There is an appended garage with an internal link door.

The garden has level parking to the rear with flat paths to the entrance. At the front the garden slopes down affording open views over fields to the Kilbrannan Sound and Kintyre beyond.

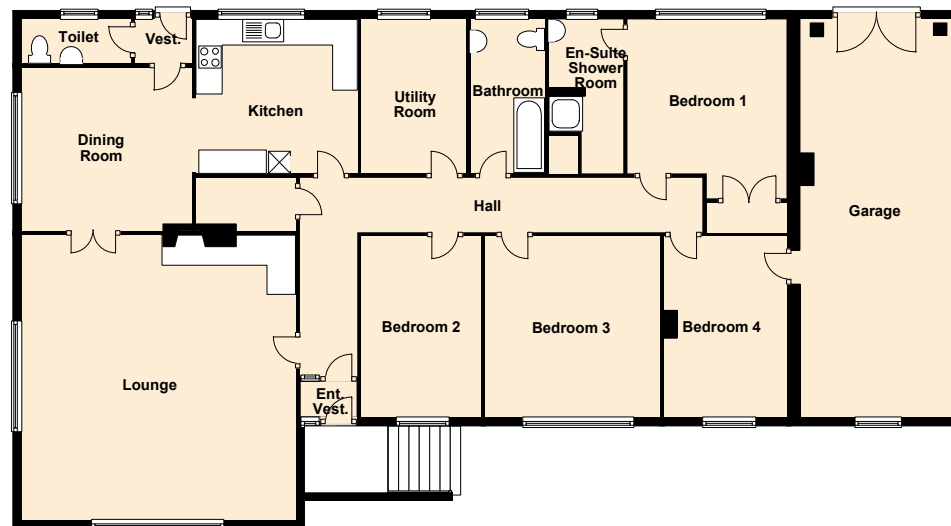
This is an excellent opportunity to create a new home in a very attractive location a short distance from Blackwaterfoot.

Achahoish is part of a small rural development in an elevated location on the outskirts of Blackwaterfoot. It is connected to mains electricity and water and has electric central heating. Drainage is to a septic tank shared with the adjacent houses.

In the event of purchasers wishing to demolish and reconstruct a new house, Planning Permission will be required from North Ayrshire Council Planning Department at Cunnighame House, Friars Croft, Irvine. KA12 8EE. Telephone: 01294 324 319.

In this case a Demolition Warrant will be required to remove the existing structure, although houses of similar construction have been upgraded, and for this a Building Warrant would be required.

The present structure extends to approximately 177 square metres, plus the appended garage and the garden area is approximately 0.40 acres in total.



Achahoish

FLOOR PLAN • NOT TO SCALE • FOR INFORMATION ONLY

The property is located less than a mile from Blackwaterfoot with its excellent selection of shops and other amenities including the famous twelve hole golf course, all weather tennis courts and bowling greens and beautiful sandy beach.



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.



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