



## **Building Plot, Mid Kiscadale, Whiting Bay**

**Building plot with Planning Permission for a 1½ storey dwelling house with elevated central location and sea view in the heart of Whiting Bay.**

Directions: From Brodick pier turn left and proceed through Lamlash to Whiting Bay. Travel to the centre of the village and turn right at the large car park. Proceed up the hill and turn second right immediately past Tor Alvey along the narrow private road where the building plot is located on the right hand side.

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# Building Plot at Tor Alvey, Mid Kiscadale, Whiting Bay, Isle of Arran.

Access to the property is from the Kiscadale Road which leads up from the car park in the centre of the village. The plot sits to the rear (north) of the house known as Tor Alvey. It extends to approximately 0.2 acres (0.0810 hectares) and enjoys an open aspect across the Firth of Clyde. Planning permission which was granted in June 2010 is for a 1½ storey dwelling reference number N/10/00191/PPP and full details are available from North Ayrshire Council either online or by contacting the local offices in Irvine or Lamlash.

The purchasers of the site will in due course be required to submit a detailed Planning Application to North Ayrshire Council showing their design for their proposed dwelling.

Service connections are available to the perimeter of the site which include for mains electricity, mains water and a connection in to the public sewer for drainage.

The site is within a short walk of the centre of the village with its excellent selection of shops, restaurant, pub and other amenities.

There is a local primary school, the secondary school being at Lamlash. Other amenities include the 18 hole golf course, bowling green and boating facilities in the bay.



**NORTH AYRSHIRE COUNCIL**

WHL/ANC/AY/10226 to the Council (if printed in black)

Ref: N/10/00191/PPP

CONDITIONAL PLANNING PERMISSION IN PRINCIPLE Type of Application: Final Application

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2006

To: D Huckle  
c/o John Lamb  
20 Woodside Drive  
Muirhead  
Glasgow  
G78 1HH

With reference to your application received on 17 April 2010 for outline planning permission under the above mentioned Act and Order for:

Revision of detailed drawings:

a) Site To North of Tor Alvey  
Whiting Bay  
Isle of Arran

North Ayrshire Council in exercise of their powers under the above mentioned Act and Order hereby grant planning permission in principle, in accordance with the plans deposited as relative levels and the permission given in the application, subject to the following conditions and associated notes:

- Condition 1. That, development of North Ayrshire Council as Planning Authority will respect the siting, design and external appearance of, landscaping and setting of houses to the proposed development, and the existing and proposed roads shall be retained before the development is commenced. For clarification, the detailed drawings shall have a maximum of one and a half storey and a building line that respects the building line of the adjacent properties.
- Reason 1. It is noted that these matters can be contained in a deed.
- Condition 2. That, prior to the commencement of the development, locally approved, standing area to enable vehicles to enter and exit the proposed plot, in accordance with the Roads Development Guidelines, shall be provided within the curtilage of the site, to the satisfaction of North Ayrshire Council as Planning Authority.
- Reason 2. To meet the requirements of North Ayrshire Council as Planning Authority.
- Condition 3. That, prior to the occupation of the development, 2 no. parking spaces shall be provided and retained, to the satisfaction of North Ayrshire Council as Planning Authority. For the avoidance of doubt, a garage will constitute one space and must be retained for its original use.
- Reason 3. To meet the requirements of North Ayrshire Council as Planning Authority.

Site To North of Tor Alvey (North of the Road) - 1/2 of Area  
N/10/00191/PPP

- Condition 4. That, all drainage arrangements shall be to the satisfaction of North Ayrshire Council as Planning Authority and prior to the commencement of the development locally approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of proposals for the disposal of foul and surface water drainage from the development.
- Reason 4. To meet the requirements of the Scottish Environment and Forestry Agency.
- Condition 5. That, prior to the commencement of the development, locally approved, details of a scheme to treat the surface water arising from the site in accordance with the standards of proposals contained in CEMA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by North Ayrshire Council as Planning Authority, subject to written approval in writing by North Ayrshire Council as Planning Authority. Therefore any scheme that may be approved shall be implemented prior to the completion of the development and shall be subject to the satisfaction of North Ayrshire Council as Planning Authority.
- Reason 5. To meet the requirements of Scottish Water.
- Condition 6. That, prior to the commencement of the development, a site investigation report shall be submitted giving full details of the extent of contamination within the site, including adjacent landowners. The report shall be prepared by a suitably qualified consultant following a detailed programme of site investigation. It shall contain a proposed schedule of investigation for all aspects of contamination within the site for the written approval of North Ayrshire Council as Planning Authority. Therefore, the remediation measures to any be approved shall be undertaken prior to the commencement of building operations and the developer shall appoint a suitably qualified person to certify that the contamination has been fully remediated and that a written guarantee has been fully undertaken from the applicant, that, to the satisfaction of North Ayrshire Council as Planning Authority.
- Reason 6. To safeguard the development from the adverse effects of Japanese Knotweed.

Reason(s) for approval 1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Dated this 28 June 2010

John Lamb  
Clerk North Ayrshire Council

(See attached copy notes of the applicant's attention in particular to note 2 of the conditions of planning permission above)

*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 302166; [www.calmac.co.uk](http://www.calmac.co.uk) If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.*



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**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.