



## Torbeg Country Lodges, Torbeg, Blackwaterfoot.

**Torbeg Country Lodges is a development of high specification holiday lodges built to exacting standards in a beautiful location enjoying views across the Shiskine Valley. The site owners began the development in 1999 and have subsequently sold over 10 lodges with another 4 still to be completed. The purchaser is able to choose their preferred site.**

### **DIRECTIONS:**

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village and up the hill heading towards Torbeg. Torbeg Country Lodges are located on the left hand side immediately before Shiskine Village Hall.

Invercloy House, Brodick, Isle of Arran KA27 8AJ

# Torbeg Country Lodges, Torbeg, Blackwaterfoot, Isle of Arran

Offered at a fixed price in advance of their completion, the lodges will have excellent views from the veranda across the Shiskine Valley from Blackwaterfoot to the Goat Fell mountains and beyond.



TYPICAL LIVING/DINING AREA

Accommodation comprises utility room and kitchen which is open plan to the spacious dining room/lounge. There are three bedrooms, one with en-suite shower room plus family bathroom with shower over the specially designed bath.



TYPICAL KITCHEN AREA

The lodge will have full oil fired central heating and will be well insulated and double glazed throughout. Externally is an appended store suitable for the storage of bikes and other bulky equipment.

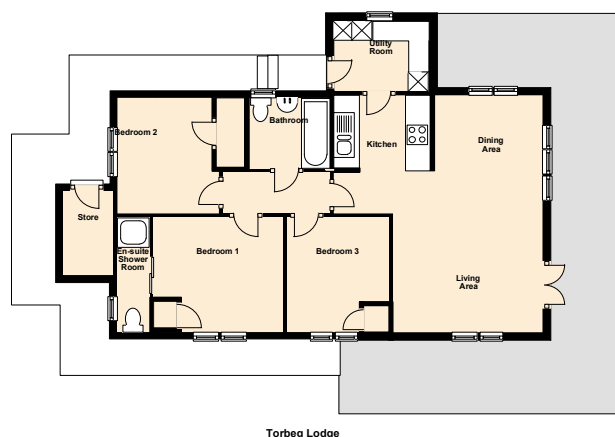
## Terms of Sale:

Each lodge will be sold with one metre of freehold ground round the perimeter of the decking. The price includes the cost of the plot of land, £75,000, which is payable upon conclusion of the initial missives.

The balance of the purchase price is payable when the lodge is finished and has been issued with a completion certificate.

## Site Management:

The site owners manage the site which is available for communal use by all lodge owners. The current annual management charge is £867.10 from April 2010/2011. Each new lodge owner will be asked to enter into an agreement with the site owners (a Deed of Conditions) which will determine common obligations.



Torbeg Lodge

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

## Location:

The lodges are within easy walking distance of Blackwaterfoot village which has shops, hotels and other amenities. The beautiful sandy beach together with the famous 12 hole Shiskine golf course is a short walk away.

The local primary school is at Shiskine approximately 1 mile away and the secondary school is at Lamlash to which pupils are conveyed daily by bus.

*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.*

**Note: The Lodges offered for sale will be similar in size and specification to the lodge shown above.**



## PLEASE NOTE THAT ALL VIEWING 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.