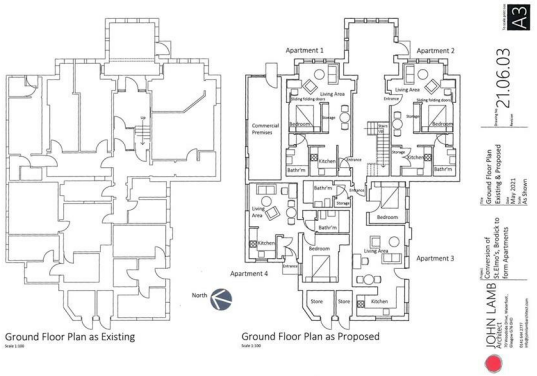


Development Project
St Elmo,
Brodick,
Isle Of Arran,
KA27 8DW







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****Reduced for quick sale****
St Elmo is an exceptional development opportunity and a blank canvas to create either your own home or an investment and rental business located in the picturesque village of Brodick on the Isle of Arran. The development presents a unique opportunity for investors and developers alike. The site boasts a substantial stone building, over three floors, which has already been taken back to the brick internally and has planning permission for the conversion and construction of eight residential apartments and a Class 6 commercial unit, making it an ideal venture for those looking to capitalise on the growing demand for quality accommodation in this charming area. Equally, with vision, the building could be developed into one large home or reinstated to its former glory as a boutique hotel.

The property is conveniently situated a short distance away from the ferry terminal and all the village amenities, ensuring that future residents and guests will have easy access to shops, restaurants, and local services. This prime location not only enhances the appeal of the development but also promises a vibrant community atmosphere and takes in the wonderful views.

One of the standout features of this property is the stunning sea views that stretch across the Brodick Golf Course. The breath taking scenery surround St Elmo provides a tranquil backdrop, making it an attractive proposition for potential buyers or renters seeking a serene lifestyle by the coast and a stones throw from the popular golf course.

With its combination of a strategic location, planning permission, and picturesque views, this development property at St Elmo is a rare find on the Isle of Arran. It offers a fantastic opportunity to create a desirable living space in a sought-after area, appealing to both local residents and visitors alike. We are also agents for the adjacent plot which is also for sale.
Do not miss the chance to explore the potential of this property.

Services
St Elmo is connected to mains electricity, water and drainage.

Planning
Planning permission was approved in July 2021 and work started for the conversion and change of use of residential building to form 8 private apartments including Class 6 commercial unit
North Ayrshire Council - reference 21/00486/PP
Any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at www.north-ayrshire.gov.uk

Grounds
The grounds surrounding St Elmos are relatively flat bounded by fencing with designated parking area to the front with up to 9 spaces and a garden area to the rear.







DIRECTIONS

From Brodick Pier turn right and proceed through the village passing Brodick Golf Club House on the right hand side and proceed for a further 200 metres where St Elmo's is located on the left hand side before Glencloy Road.
What3words///facing.sleep.relishing

CONTACT

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