



PLAY VIDEO

Pladda Island, Isle of Arran, North Ayrshire







A rare opportunity to **purchase an island** with former lighthouse keeper's accommodation, large range of outbuildings, former walled garden and stone jetty, situated off the south coast of Arran.

Summary of accommodation

Former Lighthouse Keeper's accommodation including two reception rooms, five bedrooms and bathroom

Separate accommodation within including a bedroom, shower room, kitchen with sitting room

Extensive range of traditional outbuildings with development potential

Extensive former walled garden extending to about 2.5 acres and helipad

Over 6 acres of elevated grazing and including about 1600 metres of rocky foreshore

Stone jetty with open boathouse and attractive bothy

Accessible by boat and helicopter

Breathtaking views towards the south coast of Arran, Ailsa Craig and Northern Ireland

About 27.97 Acres in Total

Distances

Arran 0.6 miles, Glasgow 31 miles (from Ardrossan)

(All distances are approximate)



Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

Tom Stewart-Moore
0131 222 9600
tom.stewart-moore@knightfrank.com

Situation

Pladda Rock or Pladda Isle lies off the South Coast of Arran; 28 acres nestled in The Firth of Clyde.

The island is dramatic and remote, lying approximately a kilometre off the South Coast of Arran. From Silver Sands beach, the journey across the reef and through the race tide takes about 15 minutes.

The closest range of services are on the Isle of Arran in the small village of Kildonan. Kildonan lies on the South East coast and contains a village shop, a post office, a campsite, and Kildonan Hotel, from which Pladda can be seen. Additionally, there are a number of other small villages and towns across the island, the two largest of which are located on the East coast, named Lamlash and Brodick, both within a 30-minute drive of Kildonan and containing a more extensive range of services.

Lamlash sits in a bay facing the beautiful and historic Holy Isle and is home to a golf club, a yacht club, a lovely sandy beach, and a supermarket, as well as the Island's hospital, high school, police station and council buildings.

Brodick is slightly further North and is home to a range of eateries and shops, an 18-hole golf course, a sandy beach and a putting green, as well as being the main ferry terminal of the Island; ferries run from Ardrossan to Brodick throughout the year, taking approximately 55 minutes to cross the Firth of Clyde from the mainland. Ferries also run between Lochranza in the North of Arran, and either Claonaig or Tarbert on the Kintyre Peninsula depending on the time of year.

The closest airport is Campbeltown Airport on the Kintyre Peninsula (21 miles) which only operates flights to and from Glasgow. Other nearby airports include Glasgow (37 miles) which provide regular flights to London as well as a range of national and international destinations. Glasgow Prestwick Airport also has options to charter a helicopter to the island.

Arran's countryside enjoys some of the most spectacular scenery in Scotland. Fishing, mountain biking, rock climbing, sailing, golfing, and diving are all available on the island. There is a diverse wildlife on Arran, specifically in the North, with the Arran Northern Mountains Site of Special Scientific Interest (SSSI) supporting a variety of habitats and species.





The mountains support the largest and most diverse upland habitat assemblage in west-central Scotland, including shrub heaths, alpine heath, moss heath and others, with the diverse upland bird community including the red-throated diver, hen harrier, peregrine and golden eagle.

With dramatic mountain ridges towering over the moorland of its Northern half, and a lush, softer landscape in the South, Arran boasts a range of impressive landscapes. There is ample opportunity to explore this beautiful location by taking advantage of the many different walking and hiking routes scattered across the island, catering to everyone's needs whether it be a challenging climb or a gentle stroll. At 874m, Goatfell – the highest mountain on Arran – just misses out on being a Munro, but the Corbett is a very popular hike, with several possible routes to the top of varying difficulty, making it accessible to most.

The Isle of Arran also has a rich cultural history, hosting significant landmarks such as the Machrie Moor Stone Circles and Brodick Castle.

The surrounding sea presents an assortment of spectacles to the island on a regular basis. This includes pods of dolphin and large basking sharks cruising by during the summer months. The rocky shore hosts the odd otter peak, and there is often a ubiquitous colony of seals found sunbathing on the jetty only to splash away from any incoming boats. Fishing boats, ferries and submarines pass by, with the occasional sighting of a tall ship. The gulls fill the air squawking as they mark their way on the rocks and shags hug the cliffs like lines of sentries, all punctuated by the splashing of the occasional gannet diving for lunch.

The only access to Pladda is via boat or helicopter; there is a jetty on the Eastern side of the island which is only a short walk from the lighthouse via a clear footpath.

Historical note

Pladda Isle is home to a lighthouse that was first lit in October 1790, joining the lights of the Mull of Kintyre, of Little Cumbrae in the Firth of Clyde, and of Copeland light on the Irish coast. To allow Mariners to distinguish it from the other lights, Pladda illuminated a lower light from a small lantern 20 feet lower than the original one; this arrangement became permanent and proceeded to operate for more than 100 years.



Trials were carried out at Pladda in 1870 with paraffin; the Commissioners ordered sirens driven by hot air engines from America in 1874; and in 1876, Pladda became about the third station to have a fog signal. In 1901, fixed lights were no longer regarded as suitable for the great landfall, therefore coastal lights and a powerful group flashing light were installed. The lower tower was then made redundant. Boatmen permanently attached to the station were brought provisions and other light stores, but these visits were limited to four times a month, two of which landed on Sundays to allow the lightkeepers to attend church.



Everything then changed in 1972 when the helicopter was introduced as a method of transporting the keepers. This method was used until 1990 – the year that saw the automation of the lighthouse and the withdrawal of the lightkeepers; the lighthouse is now monitored remotely from Edinburgh and the island is unoccupied. The traditional lantern and lens have been replaced by a couple of solar powered LED lights strapped on either side of the gantry at the top of the tower.

In the late 1980's, the current owners – both fashion designers – went in search of a place to wind down in Scotland. Their criteria being: remote, by water and firewood, but not an island. Their journey lead them to The Northern Lighthouse Boards list of keepers' accommodations for sale due to automation. After a failed sealed bid for Neist Point and a brief dalliance with Ailsa Craig, they visited Pladda. With the Firth of Clyde providing an excellent water feature, they subsequently won the Isle at a sealed bid in 1990.

Description

Travelling via boat, there is a sheltered concrete jetty situated halfway down the eastern shore of the island in a small bay. There is also an alternative landing spot historically used on the northwest tip of the island used to pull up a boat (see sale plan). Situated above the jetty there is an attractive stone and slate single room bothy (4.03m x 7.71m) and an open sided boat house (4.89m x 3.70m). A tarmac path rises from the jetty and boathouse for a short distance until reaching the Lighthouse and associated buildings, situated at the southern end of the island at about 22 metres above sea level. The path was historically used to bring supplies from the boat via quad and trailer.

From the lighthouse and range of associated buildings, there are dramatic far reaching views looking South to Ailsa Craig, the Kintyre Peninsula and Northern Ireland on a clear day.

Adjacent to the lighthouses, there is the Former Lighthouse Keeper's accommodation as follows:

Hallway (1.22m x 6.27m), dining kitchen (5.03m x 3.67m), double bedroom 1 (3.53m x 3.67m), freezer room/pantry (2.91m x 2.75m), double bedroom 2 (3.67m x 3.33m), sitting room (3.91m x 3.47m), double bedroom 3 (3.69m x 2.18m), double bedroom 4 (3.60m x 5.55m), double bedroom 5 (3.41m x 2.65m), family bathroom (2.79m x 2.64m), sitting room (3.54m x 4.03m) and second hallway (6.24m x 1.20m) with second entrance.

The accommodation has not been used in recent years and needs to be upgraded.

Adjacent, there is a pair of more modern outbuildings which comprise of the following:

Building 1: entrance hall, reception room (3.61m x 4.03m), former generator room (6.25m x 3.59m) and separate room with separate entrance (3.88m x 3.50m).

Building 2: shower room (1.82m x 1.98m), double bedroom with sitting area and kitchenette (5.65m x 3.62m).

There is a further extensive range of outbuildings currently used for storage which would have development potential, subject to gaining planning consent(s).

To the east of the buildings, there is the wonderful extensive former Keeper's walled gardens. With high stone-built walls, they extend to about 2.5 acres in total. Previously used to grow fruit and vegetables for the Keepers, the gardens are now all done to grass. There is also a traditional outbuilding known as the Tractor shed (10.81m x 2.92m).

The island is an important breeding ground and stop off point for a variety of migratory seabirds. Over 100 species of birds have been recorded on Pladda island in the past. The island has successful breeding colonies of Artic Terns, a variety of gull species, Turnstones and Shags.

Helipad

There is a helipad within the walled gardens adjacent to the tractor shed.

Directions

By Boat or Helicopter

Private boat charters are possible to get from Ardrrossan (45-minute trip), Largs or from Lamlash on Arran. A helicopter can be chartered from Glasgow Prestwick Airport.

What3words

///shimmered.scarf.costumed







Rights of access/title conditions

The Northern Light House Board have a right to access and a tie up a boat on the jetty as well as land a helicopter. They have a right of servitude and access to the lighthouse and solar array for the purposes of inspection, maintenance, repair and renewal of all equipment.

Designations

The waters surrounding the island are designated as the South Arran Marine Protected Area (MPA).

Exclusions

The lighthouses and solar array are not included in the sale and are owned and maintained by the Northern Light House Board.

Solicitors

MacArthur Legal, Boswell House, Argyll square, Oban, PA34 4BD
Tel: 01631 562215 Email: sandy@macarthurlegal.co.uk

Local authority

North Ayrshire Council, Cunninghame House, Irvine, Scotland, KA12 8EE Tel: 01294 310000

Entry

Entry is available by arrangement with the seller.

Residential schedule

Property	Occupancy	Services	Council Tax
Former Lighthouse Keeper's accommodation	Vacant	No mains electricity, private water supply and private drainage	E

Water supply

There is a private supply which comes from a well located on the southwest shoreline. This historically was pumped up using a generator to a holding tank next to the buildings. A new pump, holding tank and upgrade of the supply will be required.

Viewing

Strictly by appointment with the Selling Agents Knight Frank
(tel 0131 222 9600).

Health & safety

Given the hazards of accessing a remote property, please make you plan your visit in advance.

Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

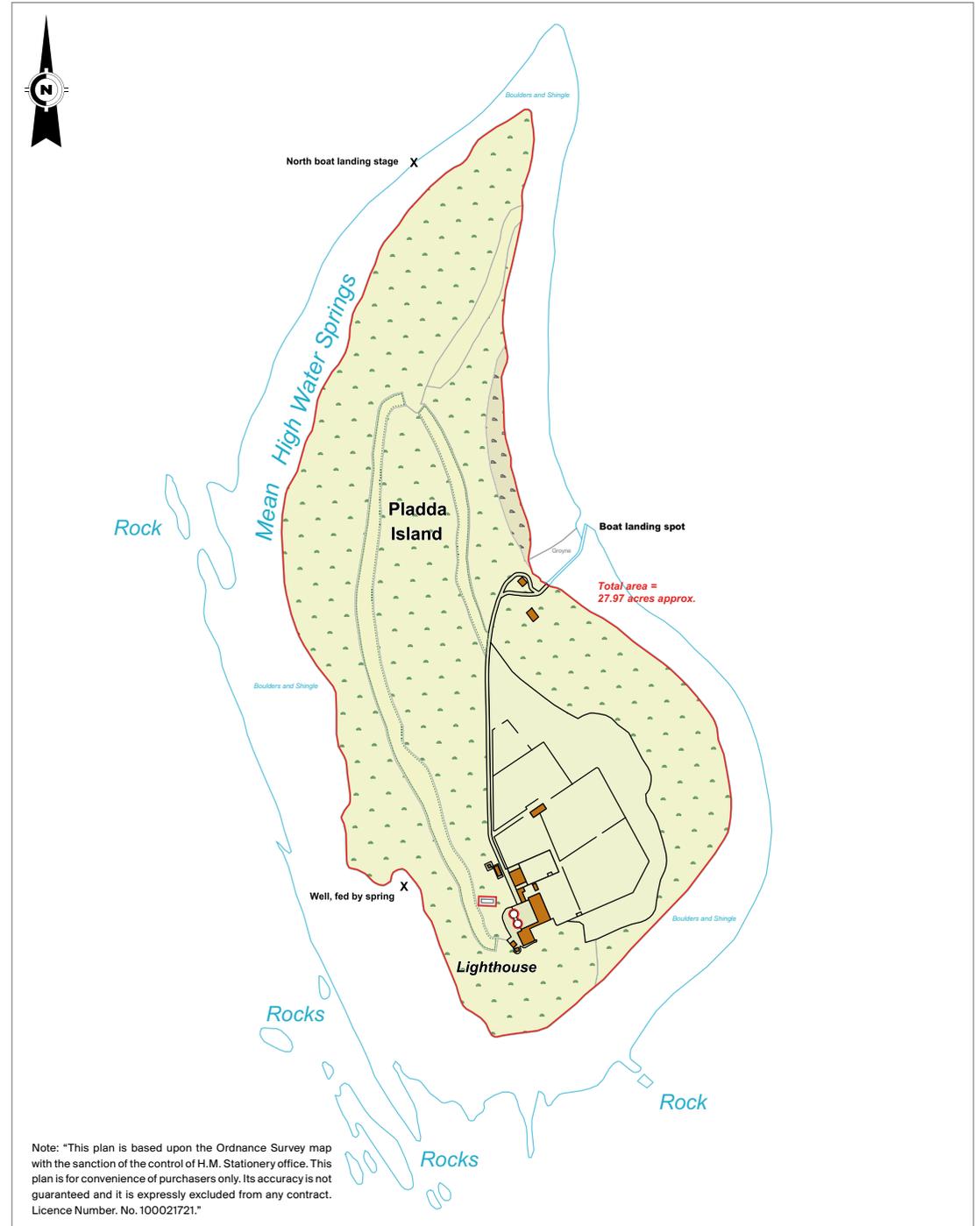
Conditions of sale

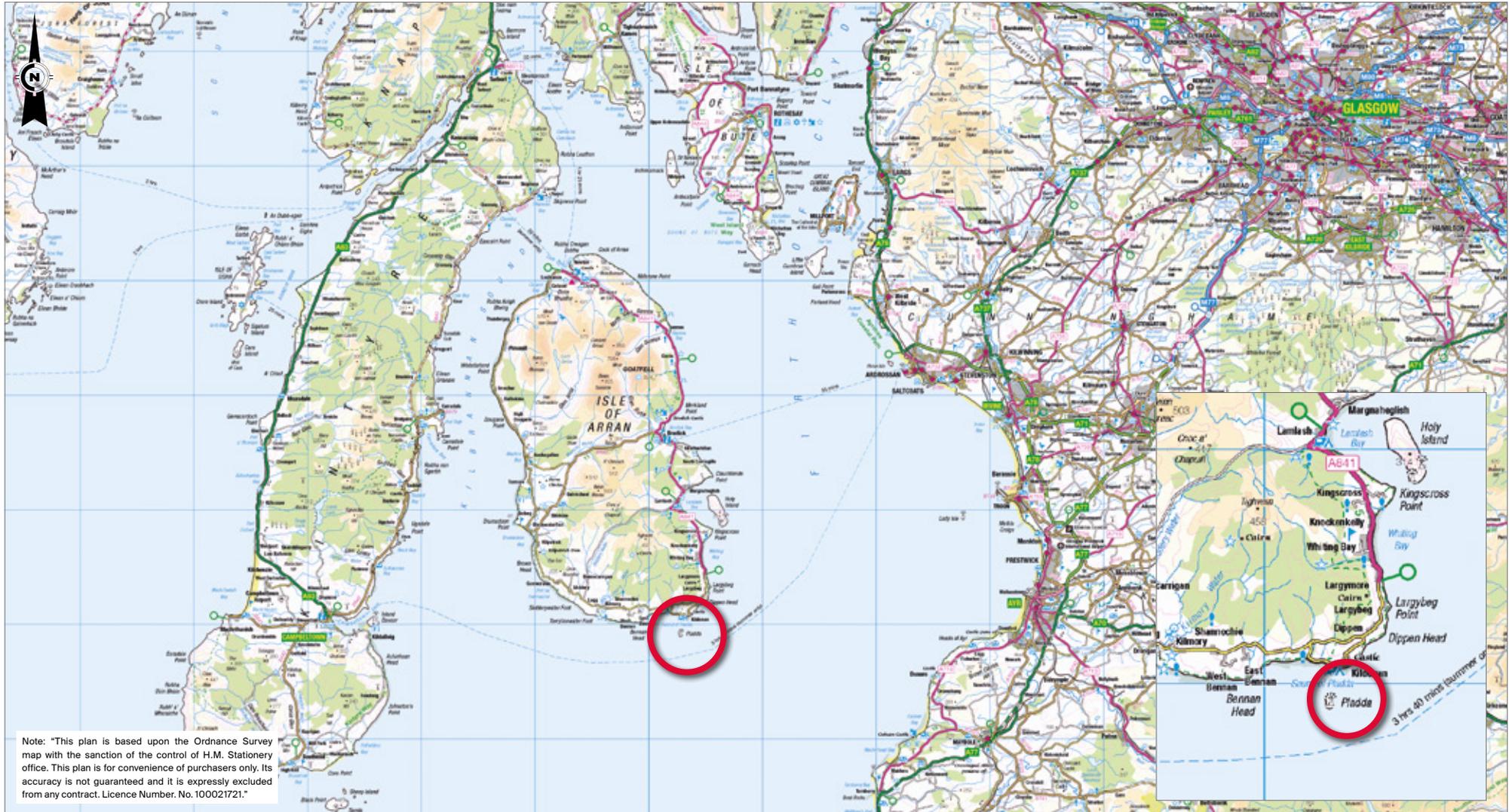
1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2022. Photographs dated July 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Brochure by wordperfectprint.com

