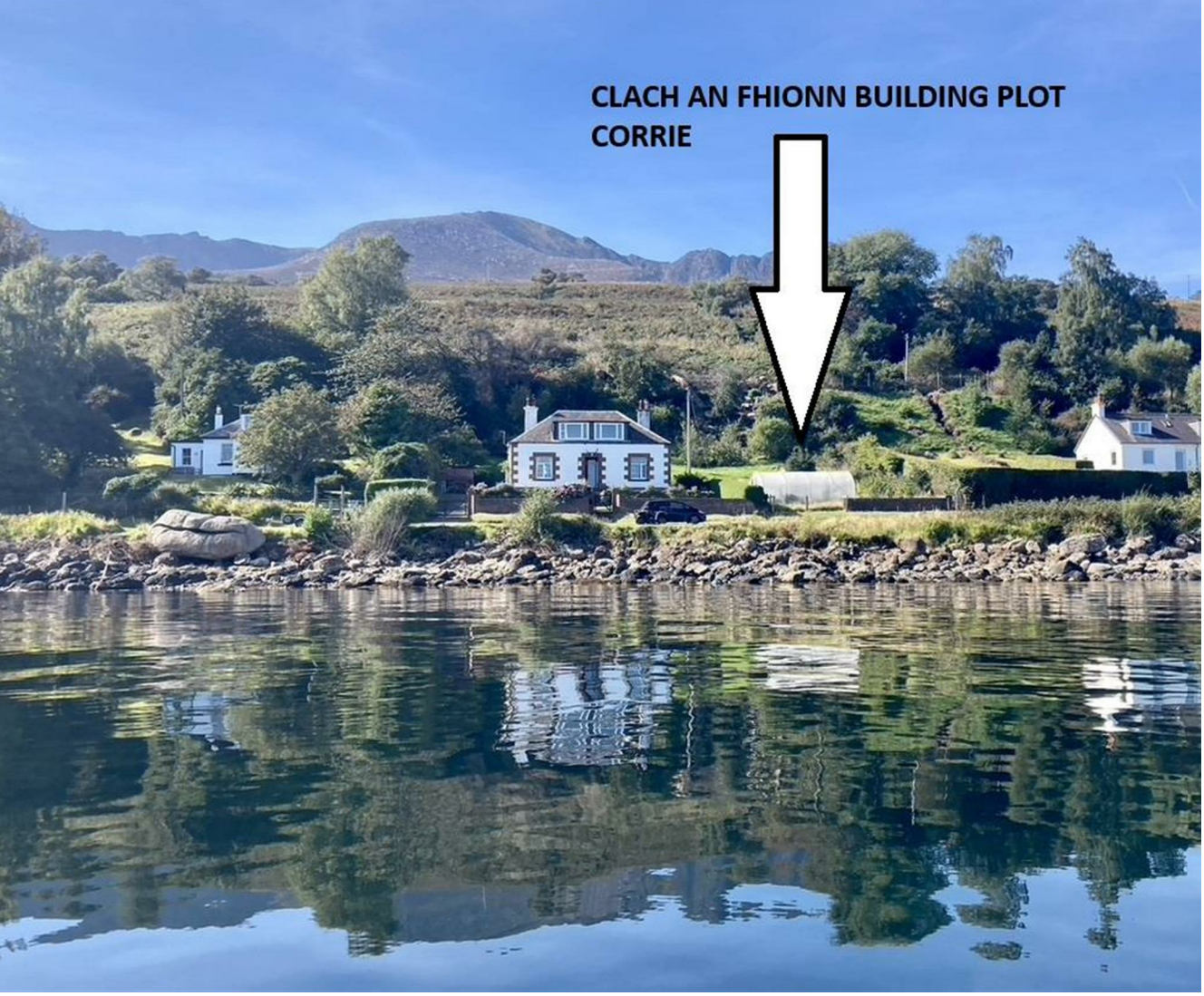


PLOT FOR SALE

Clach An Fhionn Building Plot
Corrie,
Isle Of Arran,
KA27 8JP

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Incredible approved building plot with sea view located in Corrie

- Shore front building plot in Corrie
- Unrivalled and direct sea view
- Approved planning with prices available
- Idyllic situation within sought-after village
- Plot size extending to 2154m2, just over 1/2 acre
- Is this your island dream?

DIRECTIONS : From Brodick Pier turn right and proceed through the village taking the shore road north for 5 miles to Corrie. Travel through the village passing the Corrie Hotel, the port and Corrie Primary School. Proceed for a further 600 metres; the Clach Na Fhionn plot is located on the left hand side.

******CLOSING DATE FOR FORMAL OFFERS MONDAY 30TH MARCH 2026.******
All Formal Offers are to be submitted via a Scottish solicitor to our office by 12pm Noon, Monday 30th March 2026.

The Clach An Fhionn plot will be the site for a modern, energy-efficient home.

Designed by HEB HOMES, this will be from their traditional 'Whitehouse' range; integrating the advantages of rain screen cladding, rendered blockwork cladding and a slate roof.

Whitehouses have a rich history in Scotland and can be found in abundance across the country. Such homes continue to be popular due to their timeless appeal - characterised by simple, geometrically correct proportions, detailing and robust appearance.

The half acre plot is in Corrie village and is accessed via the A841 which loops round the island.

A new access point will be constructed to connect to the existing road. Situated centrally on the plot, the dwelling takes advantage of a slightly elevated view. The land will be enclosed by typical rural fencing, with the land left wild apart from the new hard landscaping for access road and parking.

The proposed house has been designed so that it uses scale and materials appropriate to the existing vernacular. The massing of the main house consists of two simple gable forms with a 45-degree roof pitch. The external gable spans approximately 6.3m. These are all geometrically-correct, simple forms which do not detract from the surrounding landscape, but rather enhance it by alluding to the traditional Scottish housing style. The proportions and materiality are typical of the building style of the local area. The eaves-to-verge detailing is kept simple so that the integrity of these simple masses is retained.
A decision was made to keep the height and proportions of the proposed house as low as possible in order to acknowledge the vernacular style of rural Scotland. With a ridge height just over 6m, the external appearance resembles that of a 1.5 storey dwelling rather than a more imposing 2-storey structure. Its relatively low height and strategic placement on the site preserve the scenic vistas.
The dwelling will have a footprint of 80m2.

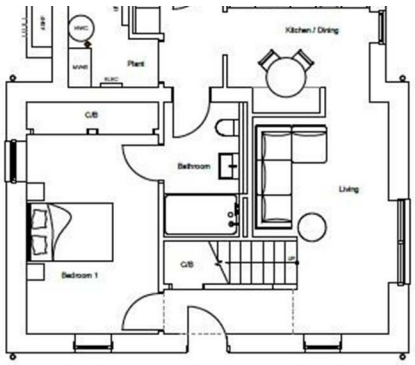
HEB HOMES

The approved build has been designed by Heb Homes and is their WHITEHOUSE design.

HebHomes grew out of Dualchas Architects, founded on the Isle of Skye in 1995 by brothers Neil and Alasdair Stephen to lift the quality of rural building in Scotland.
Dualchas re-examined the modest, narrow-plan forms of traditional Highland architecture and re-expressed them with modern materials, careful proportions and light-filled interiors. That work helped shift expectations of what a rural home could be—respectful of place yet unmistakably contemporary—and has been recognised widely, including exhibitions at the V&A Dundee, the National Museum of Scotland and the Venice Bienalle. .

HebHomes was created to make that design ethos accessible to more people. Instead of one-off commissions alone, they translate architect-designed house types into precise, build-ready kits that keep the discipline and craft of the studio while delivering predictable cost and programme. Over 20+ years, the Heb Homes team—now based in Glasgow and on Skye—have refined details, fabric and assembly methods across 400+ homes in varied climates and contexts. The aim hasn't changed since 1995: build well, belong to the landscape, and last for generations.

What Heb Homes do:
Take proven, architect-designed house types and deliver them as high-performance timber kits that are quick to assemble and easy to adapt. Panels are engineered off-site for accuracy, with a fabric-first focus on airtightness, insulation and thermal bridging. On site, this means a weathertight shell in weeks, fewer surprises and a clear path to low running costs.



Clients choose from 40+ adaptable designs—each can be mirrored, extended or re-planned to suit orientation, views and planning context. We coordinate with engineers and your local team to meet regulations across the UK & Ireland, and you can select the delivery route that fits your project: Supply Only, Supply & Erect (to wind and weatherrtight), or Turnkey via trusted affiliates. The result is a home that sits naturally in its setting, performs brilliantly, and carries the quiet confidence of good architecture.

SUSTAINABILITY

At Heb Homes, sustainability is at the heart of every design.

They follow a "fabric first" approach, creating highly insulated building envelopes that drastically reduce energy demand and deliver outstanding energy performance.
Homes are built using timber—one of the most sustainable materials available—and are offered in two advanced structural timber systems, ensuring a low-impact build without compromising on comfort or design quality.

Build costs

The package price depends on which type of package you choose. For example, you may wish to choose a supply and install package rather than supply and deliver only. There are also options of letting Heb Home supply and fit the exterior cladding, a partial turnkey (completed outside) or a complete turnkey package.

Follow this link for details:
https://www.hebhomes.com/prices

The VAT rate payable also depends on which package you choose. The base package (supply and deliver only) is normally standard-rated (20%) for VAT.
The VAT element can be reclaimed from Customs and Excise upon project completion.
Where there is an installation element (I.e. where we both supply and install) the package will normally be zero-rated for VAT.

Planning

Planning Approval Reference 25/00576/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

A little more information

Clach An Fhionn is a building plot location within the desirable village of Corrie, on the north east coast of the Isle of Arran in Scotland, 6 miles (10 kilometres) north of Brodick.
It lies 2 mi (3 km) due east under the island's highest mountain, Goat Fell.
Corrie, and its northern neighbour, Sannox, lie approximately halfway between Brodick and Lochranza.

Clach an Fhionn ("the white rock") is a large glacial erratic boulder situated on the shore side of the road in Corrie, Isle of Arran, which sits close by the plot.

Corrie is a charming village, with its harbours and white washed cottages; strung out along the coastal road beneath the raised beaches and against the cliffs where once the seas pounded.
Corrie's rich red sandstone, seen in buildings and on the rocky shore, was once quarried there, along with the less obvious white sandstone. These quarries, along with the limestone quarry provided work for villagers and two of the limestone kilns remain to this day. One of the village curios is the Doctor's bath, carved into the sandstone rock on the shore by a Doctor McCredy, who stayed in "Cromla" at the time of Waterloo.

Corrie has always been a popular holiday village, from days when the visitors were deposited on the shore at the Ferry Rock to the present. Today they usually arrive by car via the ferry into Brodick or Lochranza.
Many of the pleasures remain the same, walking along the shores or into the mountains, fishing, bird watching and entering into the strong community spirit within the village.

On Arran, the sea is an adventure playground - from sailing to kayaking to open water swimming - and Corrie, with its accessible shores is a watersports enthusiasts' play area.
Other services in this sought-after village include the excellent Corrie Hotel, Mara Fish Bar & Deli, the well used village hall, Corrie 9 hole golf course and the local primary school.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words//////daffodils.cooks.support

Cal Mac travel details

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 460 361 www.calmac.co.uk

Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their 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.

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