



PLOTS AT CLACHAN
CAIRNDOW, ARGYLL, PA26 8BL
RESIDENTIAL DEVELOPMENT OPPORTUNITY

Galbraith

PLOTS AT CLACHAN, CAIRNDOW, ARGYLL, PA26 8BL RESIDENTIAL DEVELOPMENT OPPORTUNITY

- PRIME RESIDENTIAL SITE IN POPULAR ACCESSIBLE LOCATION
- APPROXIMATELY 0.11 ACRES (450 SQ.M) PLOTS EACH
- PLANNING PERMISSION IN PRINCIPLE
- DIRECT ACCESS OFF A PUBLIC ROAD
- SERVICES ADJACENT ON SITE



Galbraith

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 OnTheMarket

LOCATION

The plots at Clachan extend to approximately 0.11 acres each in an attractive rural location about half a mile from the village of Cairndow in Argyll. The town of Inveraray lies around 9 miles to the north. Glasgow is just over 50 miles to the south and can be reached within a 1 ¼ hour drive.

The plots occupy a stunning rural location at the head of Loch Fyne. The renowned Loch Fyne Oyster Bar is a short walk away, as is the popular Tree Shop Café. The Fyne Den is located adjacent to the plots and provides full time child care and a play area. The Fyne Ales Brewery and Tap is nearby as is the Ardkinglas Woodland Garden and the Cairndow Stagecoach Inn.

DESCRIPTION

The plots are arranged around a common courtyard which has already been constructed together with car parking. The plots benefit from service connections of mains electricity and water. Foul drainage is by means of connection to a private communal system. The planning consent is for 5 house plots, one of which has recently been completed.

PLANNING

The site benefits from planning permission in principle for the erection of a 5 dwellinghouses, granted by Argyll and Bute Council on 30th July 2021 under ref: 21/00731/PPP. The planning consent has been enabled and live in perpetuity in light of the works carried out on site.

TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of mains infrastructure, the planning consent and associated planning drawings are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room – please contact Galbraith for access.

Any further planning enquiries can be directed to Argyll and Bute Council.

ASKING PRICE

Our clients are seeking the following offers for the plots:

- Plot 1: Offers Over £80,000
- Plot 2: Offers Over £80,000
- Plot 4: Offers Over £80,000
- Plot 5: Offers Over £80,000

Interested parties will be notified of any closing date and requested to submit formal offers. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

LEGAL COSTS

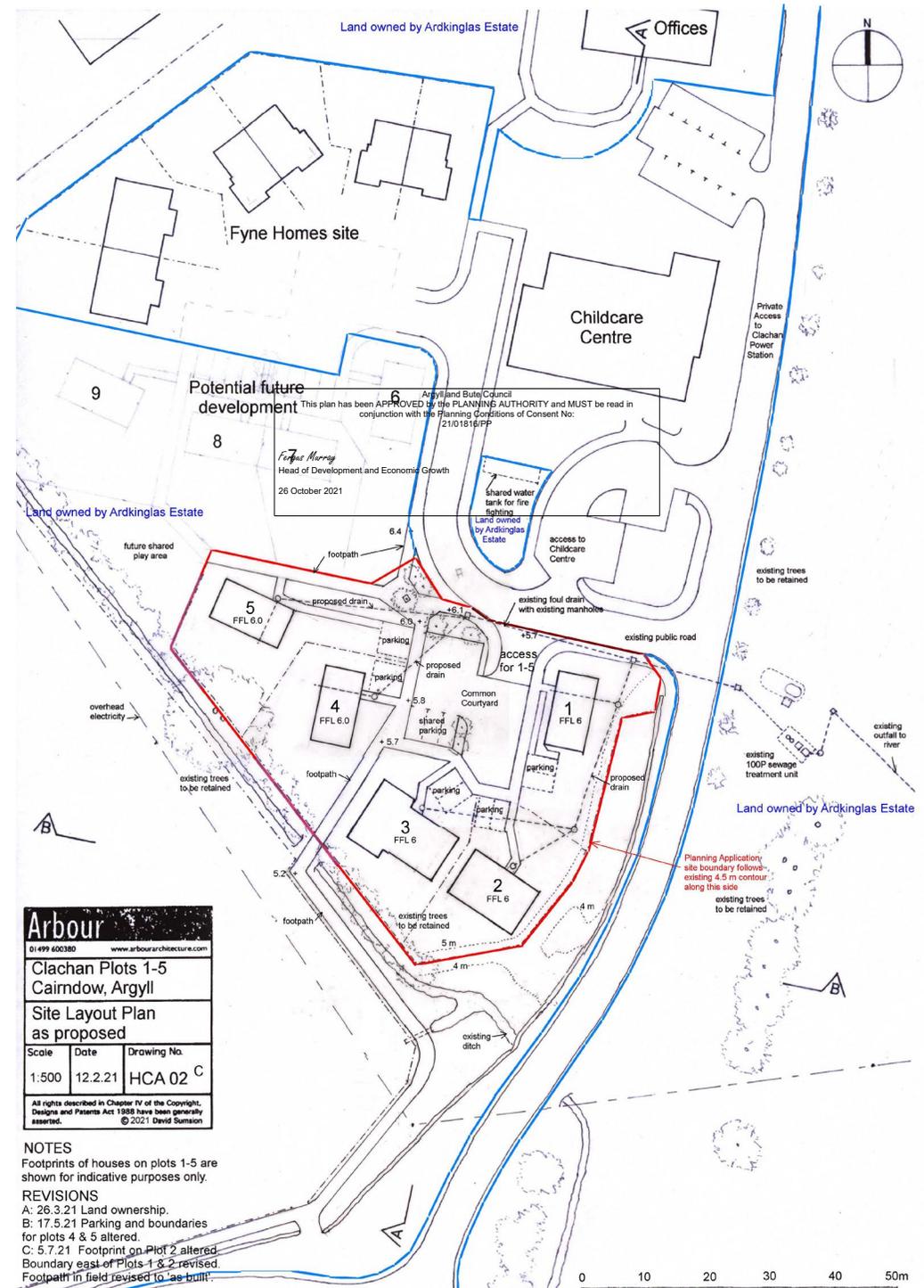
Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

WHAT3WORDS

///remembers.restore.hush

POST CODE

PA26 8BL



LOCAL AUTHORITY

Argyll & Bute Council
Kilmory, Lochgilphead
Argyll
PA31 8RT
W: www.argyll-bute.gov.uk
Tel: 01546 605 522

ANTI-MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed provided the selling agents have been notified of any intention to view.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith
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SOLICITORS

TBC

Note: Photographs taken May 2023

