

An aerial photograph showing a coastal property. In the foreground, a dense forest of green trees covers a hillside. A modern, dark-colored building with a flat roof is situated on the right side of the hill. A dirt road winds through the trees. In the background, a large body of water (likely a loch or bay) stretches towards distant, hazy hills. The sky is overcast.

Galbraith

PLOT 2 BARFAD BRAE
TARBERT, ARGYLL AND BUTE



PLOT 2 BARFAD BRAE, TARBERT, ARGYLL AND BUTE

Development opportunity near Tarbert overlooking Loch Fyne

Tarbert 0.8 miles ■ Lochgilphead 12.8 miles ■ Campbeltown 37.9 miles

- Excellent development opportunity
- Planning for an exceptional property
- Far reaching views
- Shared private beach

About 0.24 Ha (0.6 Acres)

Galbraith

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SITUATION

This exceptional serviced building plot with detailed planning and shore frontage is set in the pristine ancient woodland known as Barfad, within walking distance of Tarbert, an idyllic Scottish fishing village in Argyll, at the head of the Kintyre peninsula on the west coast of Scotland. Included in the sale, and underpinned by the owners respect for the extreme natural beauty of the landscape, is an architecturally designed home. The design can be tailored to your requirements to incorporate one, two, three, four or five bedrooms. The site is less than 10 minutes’ walk through stunning woodland to the beach.

Nearby Tarbert is a thriving harbour village with a mix of commercial and leisure craft using the safe anchorage and marina throughout the year. The village also boasts a supermarket, medical centre, cafes, restaurants, pubs and a variety of smaller independent shops. There is a very good Academy offering education from nursery level through to 6th year.

DESCRIPTION

A hugely desirable plot with detailed permission for one house. This plot is unique and possibly the last remaining plot opportunity in this part of the village. With views over the beach and the estuary beyond, it is just waiting for someone to build a stunning forever home in this beautiful part of the world.

PLANNING

Planning was granted on 8th November 2022. Full details are available on Argyll and Bute Council Planning Portal. Ref: 22/00796/PP

SERVICES

Services, including main electricity, telecoms ducting and a water supply are on site. Purchasers are required to install their own septic tank.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	To be installed	Freehold	To be installed	NA	NA	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

PA29 6YH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///embraced.isolated.insisting

SOLICITORS

Gillian McKenna, Miller Samuel Hill Brown, The Forsyth Building, 5 Renfield Street, Glasgow, G2 5EZ

LOCAL AUTHORITY

Argyll and Bute Council

VIEWINGS

Strictly by appointment with the Selling Agents.

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

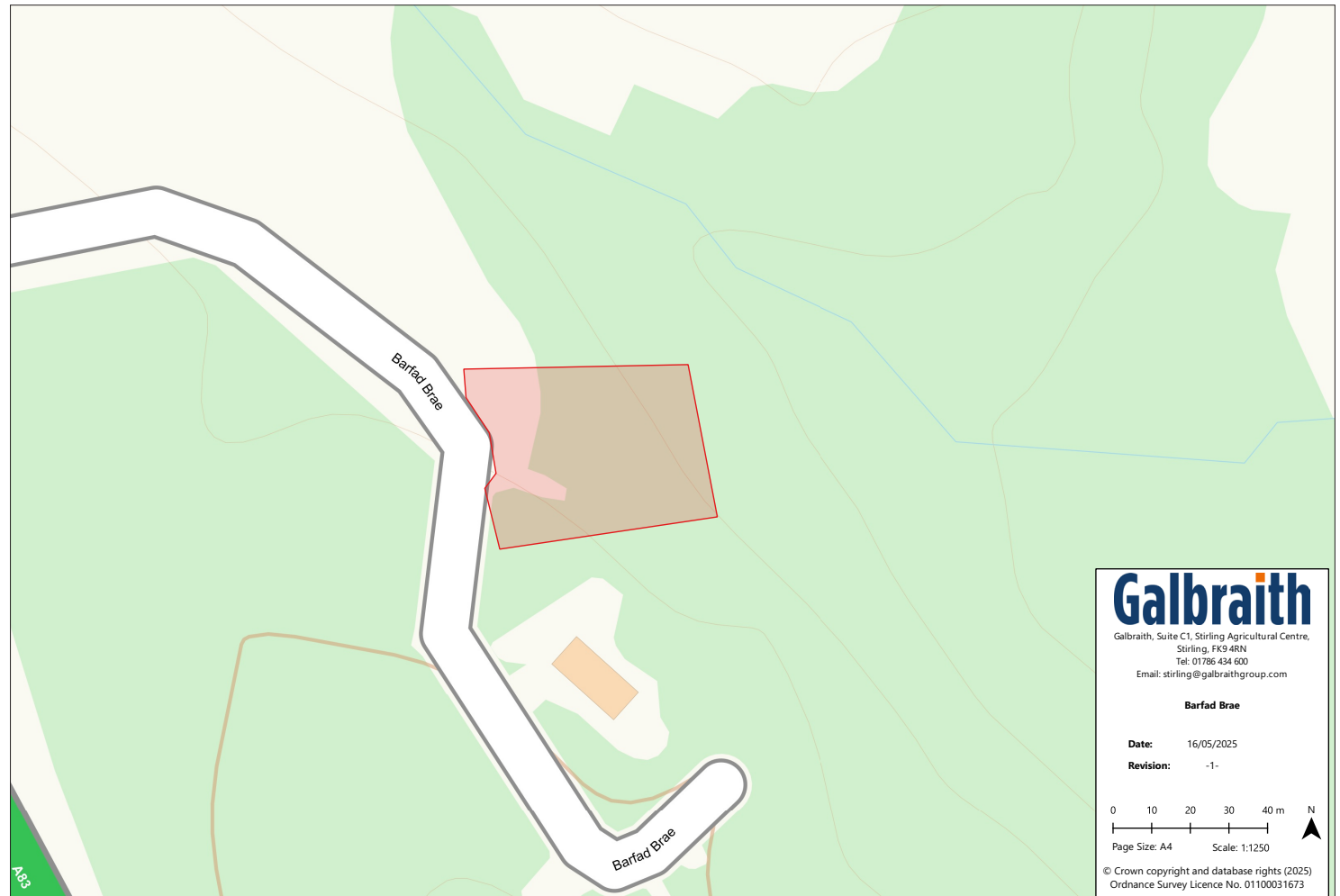
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective



purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An

information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.



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