

FOR SALE

HOUSE PLOT

Galbraith

A Single House Plot in an attractive Rural Location

- Excellent development opportunity with services onsite
- Detailed planning permission for a 4/5 bedroom detached dwelling
- Situated in an elevated position with partial loch views

PLOT 1

PHEASANT FIELD

CAIRNDOW

PA26 8BH



DESCRIPTION

The subjects enjoy a rural location with an elevated outlook over the surrounding countryside and with partial views of Loch Fyne. The plot is located approximately 1 mile south of Cairndow and is located off the A815 between Ardno and the A83 near Cairndow, a coastal hamlet which is situated to the east of the head of Loch Fyne, on the Cowal peninsula is Argyll and Bute. Loch Fyne Oyster Bar and The Tree Shop Garden Centre and Café are located approximately 2.6 miles to the north west.

The popular tourist town of Inveraray is located approximately 12 miles west of the subjects. The nearest train station is in Arrochar, which lies 12 miles east. Glasgow City Centre and airport are located 54 miles south east of the subjects which benefits from the usual services and amenities expected of a major centre.

DESCRIPTION

The proposed development site comprises an area of greenfield land laid to grass and scrubland. The plot as identified in the site plan extends to approximately 0.18 acres.

The subjects are located in an attractive rural setting with countryside and partial loch views.

The site is bound to the north and east by established woodland, to the south by A815 and to the west by the neighbouring plot.

PLANNING

The subjects benefit from full planning permission for a detached dwellinghouse, which was granted by Argyll and Bute on 24th March 2010. Details of the planning permission are available on the Argyll and Bute Council planning portal website under the reference 09/00463/DET. As a start has been confirmed by Argyll and Bute Council, accordingly, the planning consent is live in perpetuity.

A copy of the decision notice is available on request from the selling agents.

SERVICES

Water and electricity services are already onsite and drainage will be by private connection.

Copies of the utility plans are available the selling agent on request.

PRICE

Our clients are seeking offers over £80,000 for the plot as identified on the site plan. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

DIRECTIONS

From the north, west and east on the A83 near Cairndow take the A 815 to Dunoon, the plot is accessed via the second right which is approximately 0.5 miles from the junction. From the south take the ferry from Gourrock to Dunoon and the A815 towards Inveraray. Approximately 8 miles from Strachur take a left hand turn at the "For Sale" sign. Turn first right to the plot which is marked with a "For Sale" sign.

VIEWING AND FURTHER INFORMATION

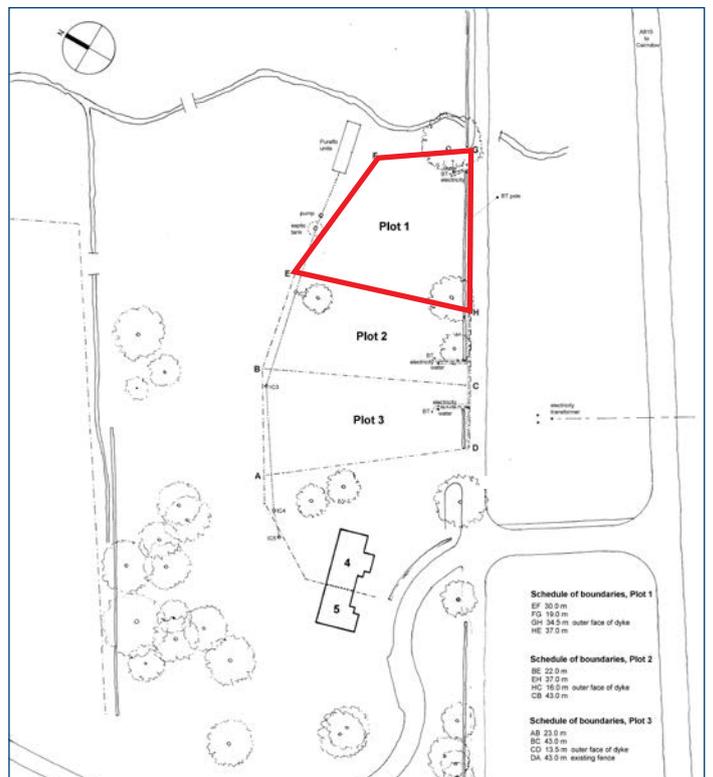
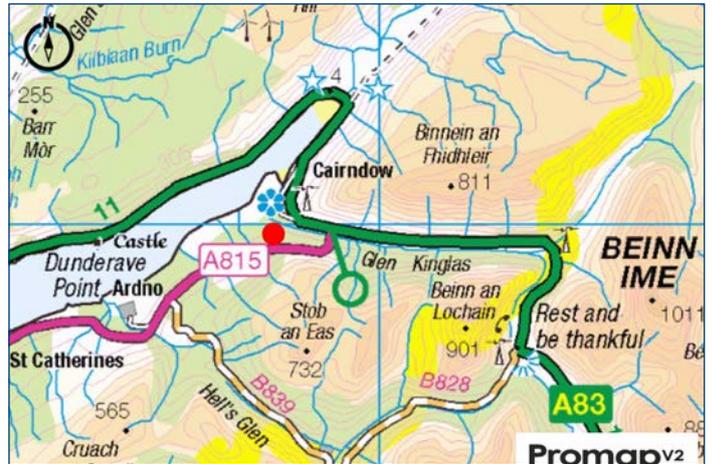
Parties can view the site unattended provided they have advised the selling agents of their intention to view and have a copy of the particulars.

All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN.

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Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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