

DAWSONS



**HOUSE SITE
DEGNISH ROAD, KILMELFORD, PA34 4XD**

A Most Appealing Area Of Ground Extending To One And Three Quarter Acres
Enjoying Outstanding Loch Views From
Its Unique Situation At The Head Of Loch na Cille

Planning Permission For A Two Bedroomed Detached House

Mains Electricity To Site : Mains Water Connection Close By
Drainage System To Be Installed

Guide Price £140,000

The picturesque, rural village of **Kilmelford** is scattered around the shores of Loch na Cille, extending out to Loch Melfort, between the towns of Oban (about 15 miles) and Lochgilphead (about 21 miles) and enjoys a thriving community life with local services including a village hall, a general store/post office/cafe, licensed hotel with pub and restaurant, parish church and boatyard/yachting marina. Primary schooling is provided in the nearby village of Kilninver with secondary education in Oban, with a bus service providing transport to both. The surrounding area abounds with outdoor sporting and leisure opportunities and is renowned for its excellent sailing waters.



This individual area of ground, extending to one and three quarters of an acre, comprises of two parts, firstly ground, level with the single track road, where the property will be situated, down to an area of rough ground, skirting the rear and side of the adjacent fire station, and further down to the river, the banks of which enjoy a display of bluebells and wild garlic in Spring, that flows through the southern edge of the site, feeding into the loch. To the front the ground extends to the foreshore where wildlife can often be seen and giving the site excellent views over Loch na Cille.

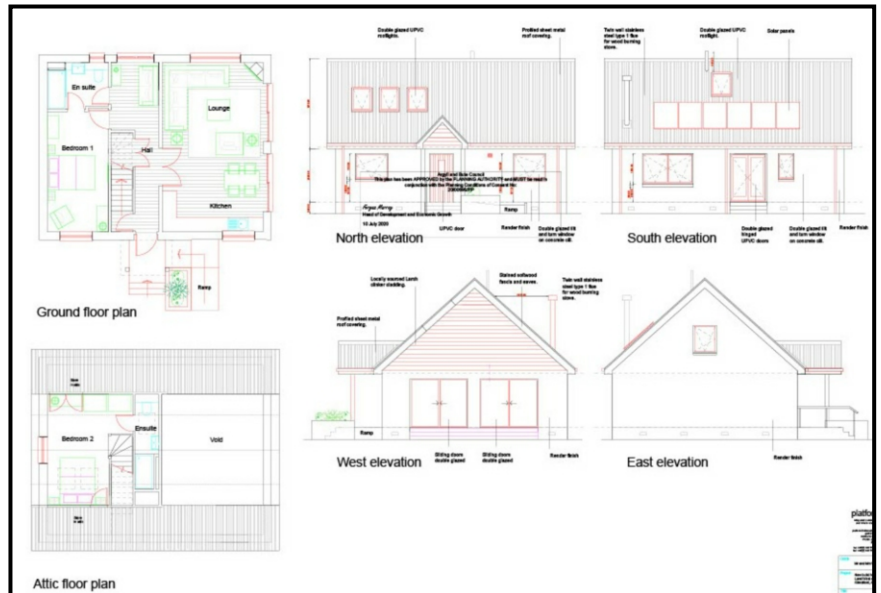
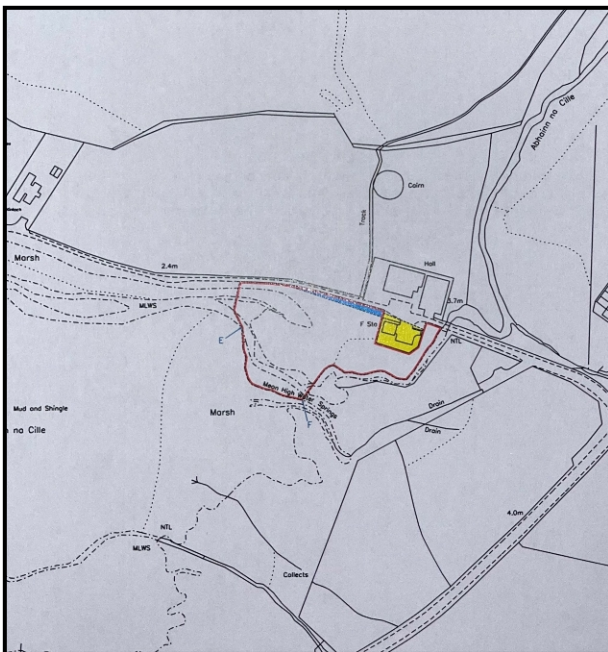
Planning Permission: The site has planning permission for the erection of a two bedroomed, one and a half storey house, orientated to take full advantage of the outstanding views over Loch na Cille and provides an excellent opportunity to develop a property in this sought-after coastal location. Argyll & Bute planning reference is 20/00695/PP and planning permission remains in force in perpetuity. Details of the permission and house plans are available from the Selling Agents on request.

Note: The ground has gated access off the single track Degnish Road and is in part bordered by a stone wall. To comply with planning a small adjustment will need to be made to the angle of the wall. The storage container on site is included. The timber summer house is not included in the sale, but may be available by separate negotiation.

Services: Electricity to site. Mains water close by. Drainage system to be re-located and installed.

Inspection: The site may be viewed at any time by prior arrangement with the Selling Agents.

Guide Price: One Hundred & Forty Thousand Pounds (£140,000). Offers are invited and should be submitted to the Selling Agents.



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