

Property Details

- Attractive coastal position south of Dunoon
- Residential development site with planning
- Total site area of 1.41 hectares (3.48 acres)
- Consent for 16 detached houses and bungalows
- Offer over £400,000 are invited

LOCATION

The land at 'Garail', lies on the west side of Bullwood Road (A815), a coastal road south of Dunoon, which heads further south towards the villages of Toward and Innellan. The site has uninterrupted views eastwards over the Firth of Clyde towards Gourock.

Dunoon is located within the Argyll and Bute region, located on the west shore of the upper Firth of Clyde off Scotland's west coast. The town has a population of around 8,000 persons and is popular tourist destination, with many second homes located here. Dunoon is accessed via regular vehicular ferry crossings from Gourock, where there are regular rail links to Glasgow, as well as road access via the A815 and A83.

Dunoon has primary, secondary and further education facilities, sports and leisure facilities, supermarkets and a bustling market town centre with an array of local retailers and businesses.



Property Details

DESCRIPTION

The land at 'Garail', is the site of a now demolished former care home, lying on the west side of Bullwood Road with views across the Firth of Clyde at lower levels.

The site extends to 1.41 hectares (3.48 acres), or thereby and is on a gradient. The site is presently overgrown and has vehicular access on to Bullwood Road.

The site has the benefit of extant planning permission under reference 21/00541/PP for residential development and a scheme of 16 detached dwellings, recently amended via a non-material amendment from 17 dwellings, consisting of 8 no. bungalows and 8 no. two storey houses.

Site and house plans and some technical information is available upon request.

PRICE

Offers over £400,000 are invited, exclusive of VAT (if applicable), for our clients heritable interest in the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.



Property Details

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Anthony Zdanowicz
Tel: 07768 031297
e-mail: anthonyz@dmhall.co.uk

DM Hall Commercial Department
15 Miller Road
Ayr, KA7 2AX

01292 268055



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.