

AN EXCEPTIONAL RURAL PLOT, WITH IDYLIC SURROUNDINGS.

SITE OF THE FORMER ROWAN COTTAGE • BARBOUR ROAD • COVE • HELENSBURGH • G84 0PQ



DM HALL



# Property Details

An exceptional rural plot with idyllic surroundings, a plethora of wildlife and wonderful walks to be enjoyed from the doorstep.

- **Kilcreggan about 2.3 miles (approximately)**
- **Glasgow 42 miles (approximately)**
- **Stirling 52 miles (approximately)**

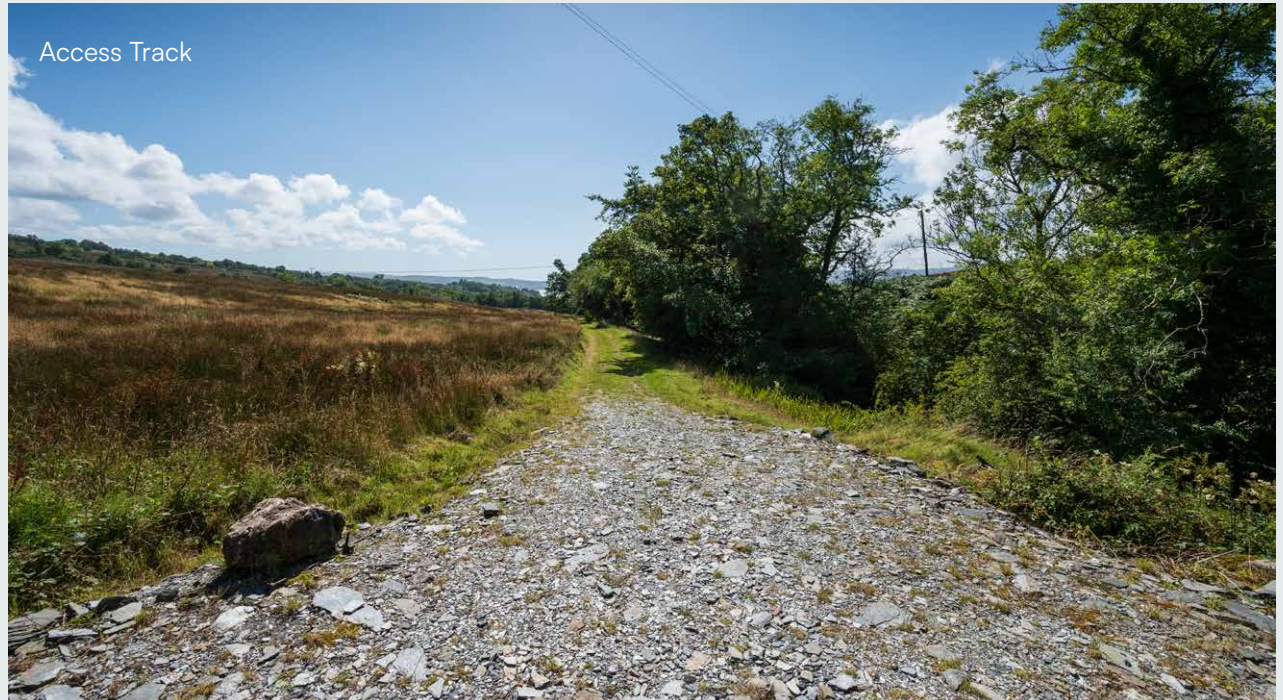
Approximately 0.11 acres (0.04 Ha)

Guide Price £70,000

Access Gate



Access Track





### Location

Cove is located on a very desirable peninsula with an abundance of wildlife and a rich architectural heritage.

The plot itself is nestled amidst majestic great Oaks, Rowan Trees, and thriving natural fauna, offering undisturbed beauty and serenity in nature. The soothing Dowal Burn meanders along the peripheries, attracting a regular visit from a graceful Heron. Birdwatchers will delight in sightings of Buzzards, Kites, Peregrines, Sparrowhawks, and other raptors that frequent this secluded haven.

The area is popular with those seeking a richer quality of life. The commute to Glasgow by road is approximately 1 hour in normal driving conditions. Glasgow Airport can be reached in approximately 50 minutes under normal driving conditions. Kilcreggan has its own primary school with the local secondary school in the nearest town of Helensburgh. Helensburgh has excellent local shopping, swimming, gym, golf course and sailing at nearby Rhu Marina, also locally at Cove Sailing Club. Loch Lomond and its famous Golf Club are approximately 20 miles distant from the property.

### Description

The plot is accessed via a metal field gate which leads to a farm track which follows the Dowal Burn to the plot. Beyond the track is a field path which leads to the village.

The plot was formerly the site of Rowan Cottage, a single storey non-traditional 3-bedroom cottage, which was demolished in 2022. The site has been cleared and carefully tended to and enjoyed as a much-loved rural retreat, with a summerhouse overlooking the magnificent flora and fauna of the area. Through the woodland there are stunning views of Dunoon and the Isle of Arran.

The demolition of the former cottage was granted under Permitted Development Rights, the planning reference was 21/O2434/PNDEM on Argyll & Bute planning portal. Replacement of the cottage or change of use is subject to obtaining the necessary consents.

For parties considering planning permission for the site, the National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and Scottish Planning Policy.

Interested parties requiring advice from a professional planner can contact Paul Hughes of Glen Etive Projects:

<https://www.glenetiveprojects.co.uk/contact-us>  
paul@glenetiveprojects.co.uk  
0785 256 8874





## SERVICES

### Water

Mains

### Electricity

Electricity on site

### Drainage

The existing Septic Tank that was for Rowan Cottage is in need of upgrading/or replacement. Parties will need to make Enquiries with SEPA regarding this.

### Broadband

No current supply. Interested parties will need to enquire with local providers.

### EPC

N/A

### Council Tax

N/A

### SEPA

According to SEPA flood maps, the map currently shows that there are no short terms or long term flood risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

### Access & Boundaries

The property is accessed from a public road (Barbour Road), the access road is frequently used by walkers and connects villagers from the hillside to Cove itself. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the property is outside the legal boundary.

### Rateable Value

No rateable value currently applies to this plot which was previously a 3 bedroom residential property. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).





### Environmental and Heritage Conservation

We are not aware of any designations over the land. Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

### Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

### Local Authority

Argyll & Bute Council  
<https://www.argyll-bute.gov.uk/>  
01546 605522

### Solicitor

Stirling & Gilmour  
13 West Princess Street  
Helensburgh  
G84 8TF

### Third Party Servitudes and Burdens

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and any rights of way that exist, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

### Health and Safety

This is a rural plot and appropriate caution should be exercised at all times, particularly in reference to any uneven land surfaces and 4x4 is recommended on the access track.

### Viewings

Are by appointment and will be accompanied. Appropriate caution should be exercised at all times in relation the to Health & Safety statement above.

### Directions

The postcode is G84 0PQ. Alternatively, please use the following link: <https://w3w.co/shaped.refilled.scarves>

View from fields



Dowal Burn





## Entry

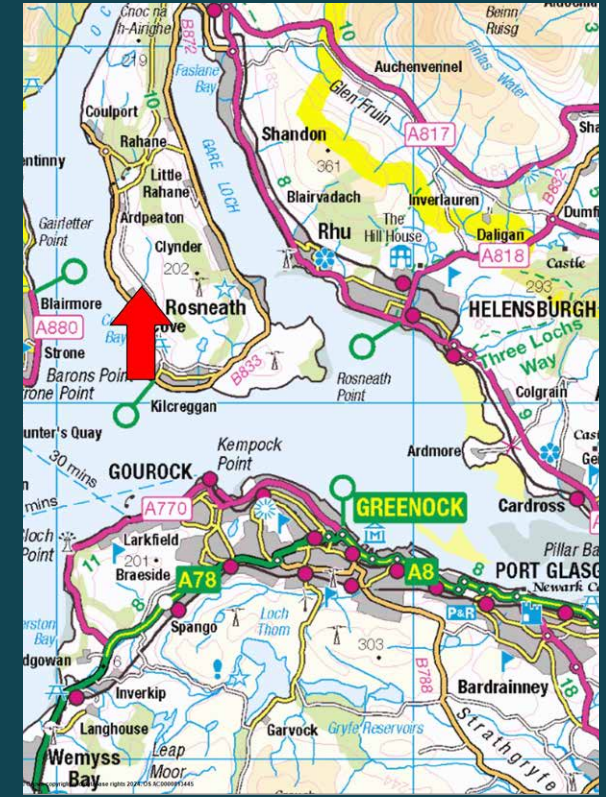
By mutual agreement.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

## Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



# Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800  
or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

**DM HALL**



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**RICS**

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