



MacPhee & Partners

Plot 6, Ballimore Estate, Kilchrenan, PA35 1HD



PRICE GUIDE: £99,000

- Prime Building Plot
- Site Extending to around 0.37 Acres
- Stunning Location with Mountain & Countryside Views
- Planning Permission in Principle for a Detached Dwellinghouse
 - Services On Site
- Drainage to a Shared Sewerage Treatment Unit

Situated on the outskirts of the rural village of Kilchrenan, and with views over the surrounding picturesque countryside towards Ben Cruachan, and Loch Tromlee only a short walk away, the subjects of sale offer the opportunity to acquire a desirable building plot, benefiting from Planning Permission in Principle for a detached house. The plot extends to around 0.37 acres.

Location

The village of Kilchrenan is approximately half a mile away, and has a well respected primary school, church, village hall, two hotels, local village Inn and regular bus services, to Taynuilt and Oban. The area is host to an abundance of outdoor activities including fishing on the renowned Loch Awe, one of Scotland's most famous fresh water lochs. Additional amenities and services are available in the village of Taynuilt, some 5 miles away. Taynuilt offers facilities, including a post office, butcher, hair dresser, tea room and grocery shop as well as a direct rail and bus link to Oban and Glasgow. A wider range of services and amenities are available in Oban, 18 miles away, which not only provides the 'gateway to the Isles' but also has its own airport and rail links to Glasgow.

Planning Permission

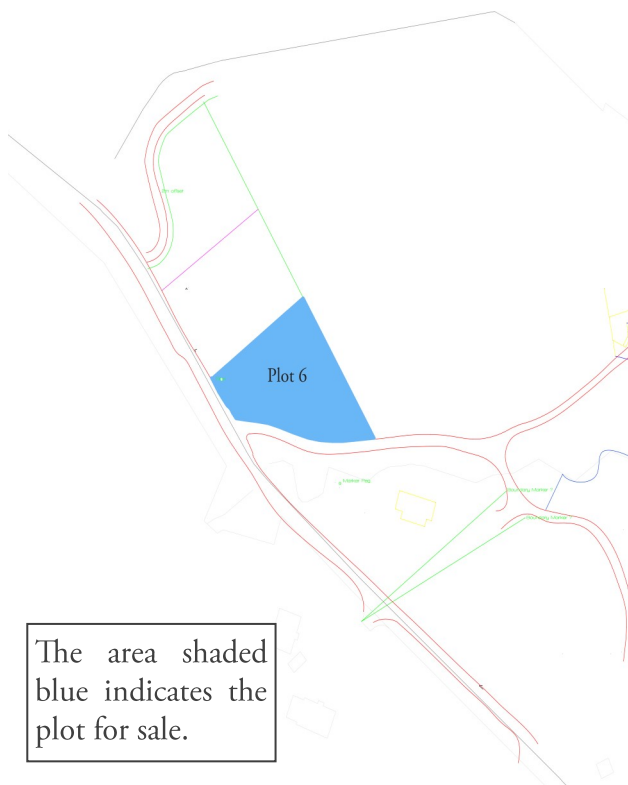
Planning Permission was granted on 29th April 2021 (Ref: 20/02003/PPP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Argyll & Bute Council Planning website - www.argyll-bute.gov.uk.

Services

The site is accessed by a shared, new stone track. It will be the purchasers responsibility to connect to the services, however mains water and mains electricity is located on site. Drainage will be to a shared sewerage treatment unit, to be installed by the purchaser.

Travel Directions

From Oban proceed towards Crianlarich on the A85. At Taynuilt take the second turning right, signposted for Kilchrenan, B845. Approximately 1.5 miles before Kilchrenan turn left onto the access track where indicated by the For Sale sign. Plot 6 is located on the left hand side.



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