

Croft 2

Ballimore Estate
Kilchrenan
By Taynuilt
PA35 1HD



The subject for sale forms a most charming, substantial area of owned croft land, situated on the outskirts of the rural village of Kilchrenan with stunning views across the picturesque countryside towards Ben Cruachan. A short walk from the delightful Loch Tromlee, the sale of Croft 2 offers a rare and exciting opportunity to purchase a very desirable croft, which benefits from Planning Permission in Principle for a detached house. Extending to around 5 acres in total, the croft includes a generous decrofted house site of 0.49 acres which is beautifully positioned on a naturally elevated spot, surround by an enchanting copse of mature trees.

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 amongst others 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.

- 4.5 Acres (1.82 Ha) Owned Croftland
- Stunning Countryside & Mountain Views
- Charming & Desirable Rural Location
- Planning Permission in Principle for Detached House
- Decrofted House Site 0.49 Acres (0.199 Ha)
- Services Close By

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OFFERS OVER: £140,000



Planning Permission

Planning Permission in Principle was granted on 14th November 2017 (Ref:15/03006/PPP) for the erection of a detached house. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website or on request with the selling agent.

Services

It will be the purchasers responsibility to connect to all services however water is already on site and power is located at the boundary. The drainage will be to septic tank to be installed by the successful purchaser.

Croft & Decrofted House Site

The area outlined red on the above Plan A, indicates the area of croft land included in the sale. The croft extends to around 1.82 ha (4.5 acres) and comprises useful land suitable for various uses including agricultural and equestrian grazing. Embraced by native species including low height, broad leaf birch, hawthorn and alder trees, this land offers an enchanting location, with a naturally elevated site perfectly situated for the detached house (the decrofted site, also outlined red on Plan B, extends to 0.199 ha (0.49 acres).

Note

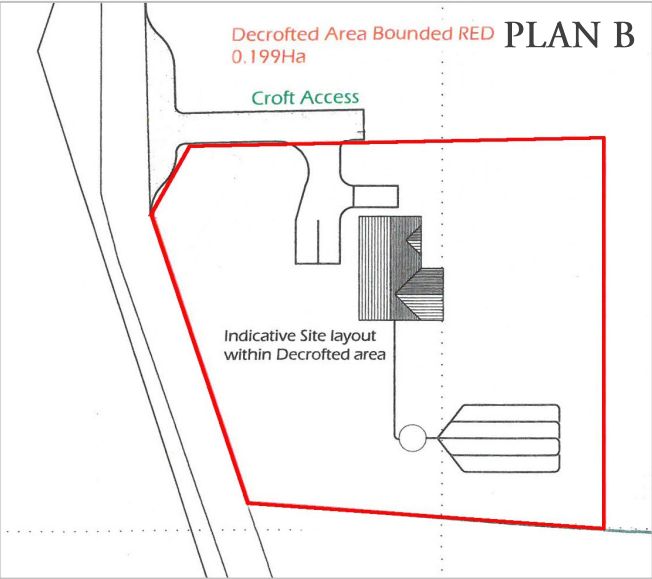
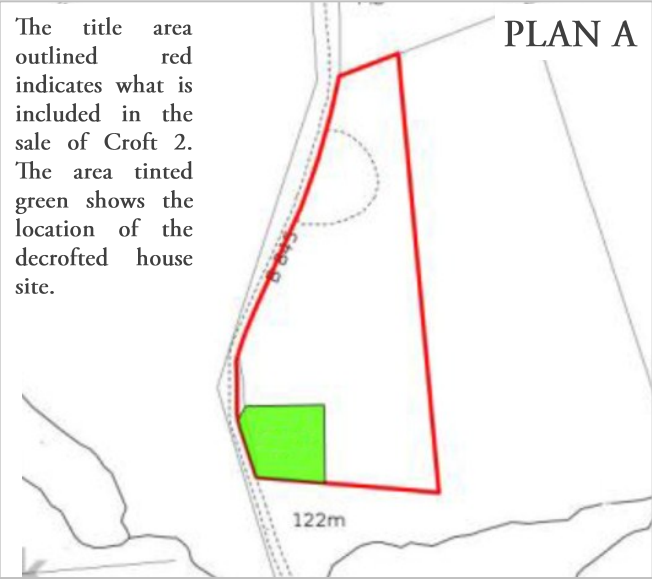
For more information on crofting contact the Crofting Commission on www.croftings.scotland.gov.uk or at Great Glen House, Leachkin Road, Inverness, IV3 8NW - Tel: 01463 663450.

Travel Directions

From Oban proceed towards Crianlarich on the A85. At Taynuilt take the second turning right, signposted for Kilchrenan, B845. Follow this road for 4.4 miles (approximately 1.5 miles before Kilchrenan). The site is marked by two metal gates and a For Sale sign on the left hand side.



Looking back towards the naturally elevated house site



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3)'.