



# MacPhee & Partners

Plot 3 at Ballimore Estate, Kilchrenan, PA35 1HD



**GUIDE PRICE: £56,000**

- Prime Building Plot
- Stunning Location with Mountain & Countryside Views
  - Site Extending to around 0.32 Acres
  - Planning Permission in Principle for House
    - Services On Site



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 0.32 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 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.

### Planning Permission

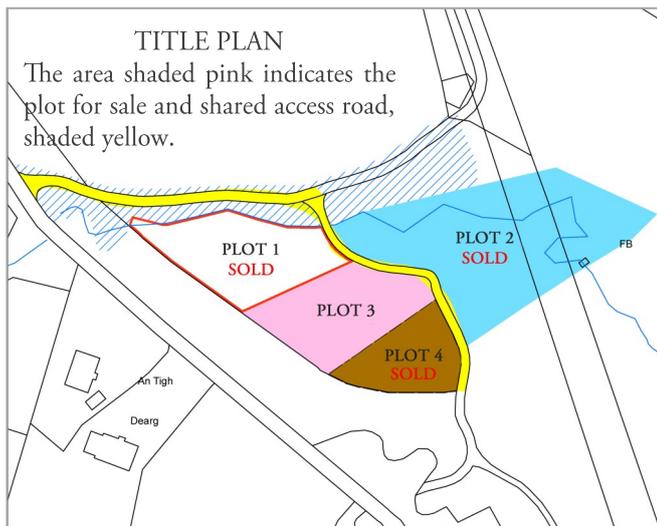
Planning Permission was granted on 15th November 2019 (Ref: 19/02396/PPP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Argyll & Bute Council Planning website - [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk).

### 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 by septic tank 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. Follow the track and the plot is located on the right hand side, after the dwellinghouse that is currently under construction.



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).