



Beinn Ghulean View
Building Plot 1 with Planning Permission
By Knockscalbert Way
Campbeltown, PA28 6TA

Campbeltown

Beinn Ghulean View

by Knockscalbert Way

PA28 6TA

Plot one for sale

Offers Over £98,000

Viewing By appointment telephone 07745 785955

Presented here is a rare opportunity to acquire a superb individual plot with planning permission. It forms part of a small exclusive development of five building plots called Beinn Ghulean View and is situated in the thriving Argyllshire town of Campbeltown.

Plot one extends to approximately 0.335 acres and is serviced by telecommunications, mains water and district sewerage. A newly formed access road with drainage has also been constructed and gives access to each of the five building plots. A copy of the approved house plans and site plan is attached.

Planning permission has been granted for plot one by the local council for the erection of a large 1.5 storey detached house extending to 170m² or 1831 square feet. The building plot has a superb elevated outlook with views of the surrounding countryside and outlook over Campbeltown Loch towards Beinn Ghulean hill.

There are also four further building plots to be released in due course without planning permission.

The new development at "Beinn Ghulean View" is located within an established and quiet residential area within walking distance of the main town of Campbeltown with its wide range of services, including shops, schools, Churches, hospital, small cinema and leisure centre with swimming pool. It is also the home to several whisky distilleries including the famous Springbank. There is a large marina at the harbour with berths for visiting yachts, chandlery and other services. This tranquil location affords unspoilt scenery and the wider area is known for its diverse wildlife and range of outdoor pursuits including walking, cycling, bird watching and horse riding. In addition to excellent bus links to and from Glasgow, Campbeltown has its own airport with twice daily weekday flights which operate to and from the city with an inflight time of less than 30 minutes.



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SECTION A-A



NORTH-EAST ELEVATION

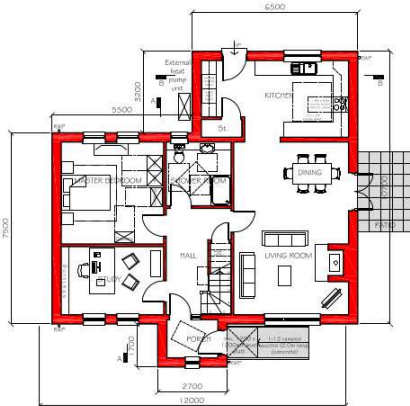


NORTH-WEST ELEVATION

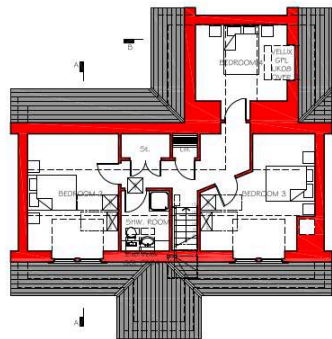


SECTION B-B

NOTE: 'E' denotes escape window see floor plans for details of all escape windows



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- Finishes
- Roof - Concrete interlocking roof tiles - slate finish
 - Walls - Dry dash render with smooth render basecourse
 - Windows - High performance, low E, argon filled 20mm double glazed UPVC windows with U-Value of 1.2W/m²K
 - Roof Windows - Vela installed at first floor 2no. GDM 4 2no. GFL 505
 - Doors - High performance UPVC insulated door sets (partially glazed as shown) with u value of 1.4W/m²K
 - Fascia, soffits & barge boards to be Uptic - white
 - Seamless steel sleep floor gutters & UPVC downpipes

CLIENT
CAMPBELTOWN FREE CHURCH

JOB TITLE
PROPOSED MANSE
AT PLOT 1
SITE AT KNOCKSALBERT WAY,
CAMPBELTOWN
ARGYLL

DRAWING TITLE
PLANS, ELEVATIONS & SECTIONS

SCHEME DESIGN

DRAWING REVISION NOTES:

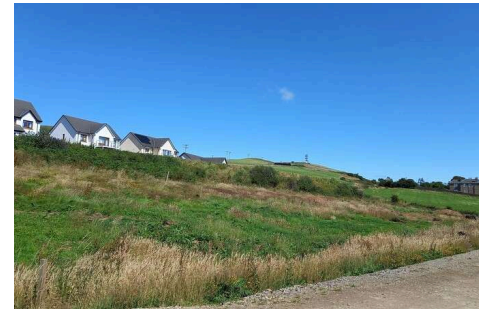
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JOB NO.	DRAWING NO.	REVISION
1905	SC 01	

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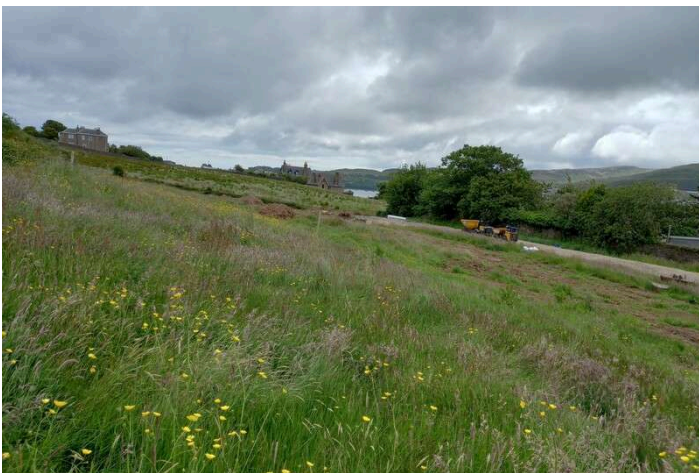
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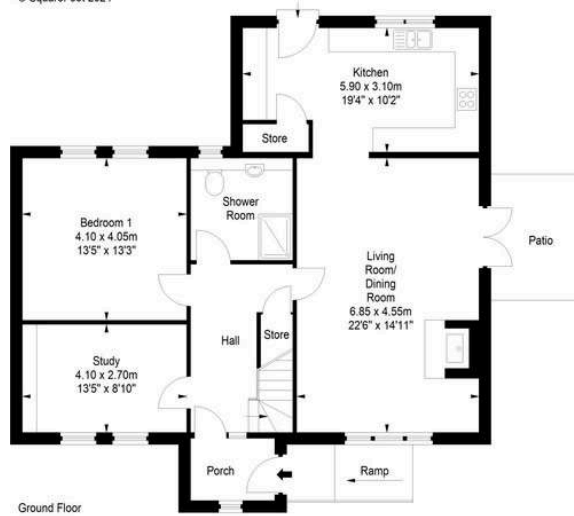




Knocksalbert Way,
Campbeltown,
Argyll,



Approx. Gross Internal Area
170.10 Sq M - 1831 Sq Ft
For identification only. Not to scale.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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