

Land for 10 Homes

STRONE, DUNOON, ARGYLL, PA23 8RR



*A 2.53 ACRE SITE THAT OFFERS A VERY
RARE OPPORTUNITY FOR A DEVELOPER*



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THE PLOT OF LAND

We are delighted to bring to the market, this 2.53 acre site that offers a very rare opportunity for a developer to explore a broad range of layout and design possibilities for 10 residential homes which command south facing panoramic views of The Holy Loch and The Firth of Clyde in one of the most picturesque and sought after local villages to live within located in the Loch Lomond & Trossachs National Park.

The site has been designated for residential development for 10 Homes by the Loch Lomond & Trossachs National Park as per their Local Park Plan, Planning Permission in Principle (PPP) is subsequently not required for the site, and consequently, the purchaser may go directly to the next stage in the planning application process. Please note that the designation for residential development for 10 Homes by the Loch Lomond & Trossachs National Park as per their Local Park Plan will always take precedence over any type of Planning Permission in Principle (PPP) granted, should the purchaser wish to take advantage of this opportunity.











Please note that planning permission in principle (ppp) is no longer necessary. In essence, it already exists as per the local park plan and the purchaser may go to the next stage of the planning process.

Interested parties can view the details of the local park development plan on the Loch Lomond & Trossachs National Park website at www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/

The land for sale is the identified housing site Strone H2 in the local development plan part 3 (Place: Croftamie to Tyndrum), which can be found at www.lochlomond-trossachs.org/wp-content/uploads/2016/07/LIVE-Park-Adopted-Plan-5-1-17web_Part3.pdf (pages 73-74).

Land for 10 homes comes with additional land shaded in green above.

PLOT DIMENSIONS

LAND SHADED IN RED

Front boundary (at roadside) - 65.00 M
 Back boundary - 84.91 M
 Lefthand boundary - 35.41 M
 Righthand boundary - 71.18 M

LAND SHADED IN GREEN

Front boundary - 84.91 M
 Back boundary - 93.81 M
 Lefthand boundary - 76.00 M
 Righthand boundary - 64.55 M

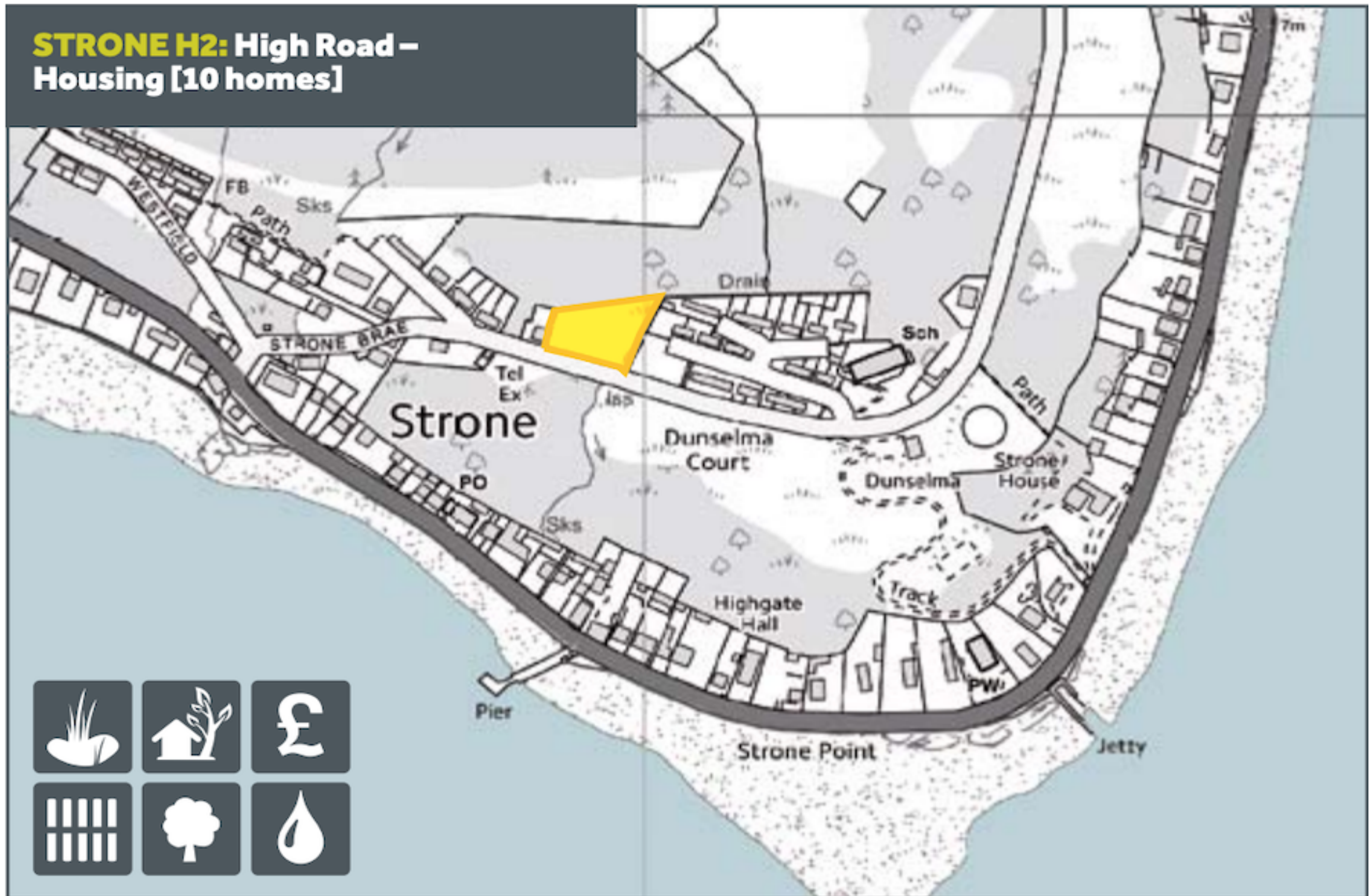
Access to mains water is available to the site from top to bottom running parallel to the burn (located on the righthand side of the site) as well as available at roadside. It has been confirmed by Scottish Water Head Office that there is enough water pressure available to the site in order to comfortably service 10 homes. Maps of both the mains water and the mains sewage provided by Scottish Water demonstrate that both services are easily accessible.

Access to mains sewage is available to the site at roadside.

Access to mains electric is available to the site at roadside.

Roads access has been granted to the site by the local authority Argyll & Bute Roads Department via 1 or 2 or 3 or 4 access points (whichever is most desirable) at roadside to the front of the site via Strone Brae Road (also referred to as High Road).

STRONE H2: High Road – Housing [10 homes]





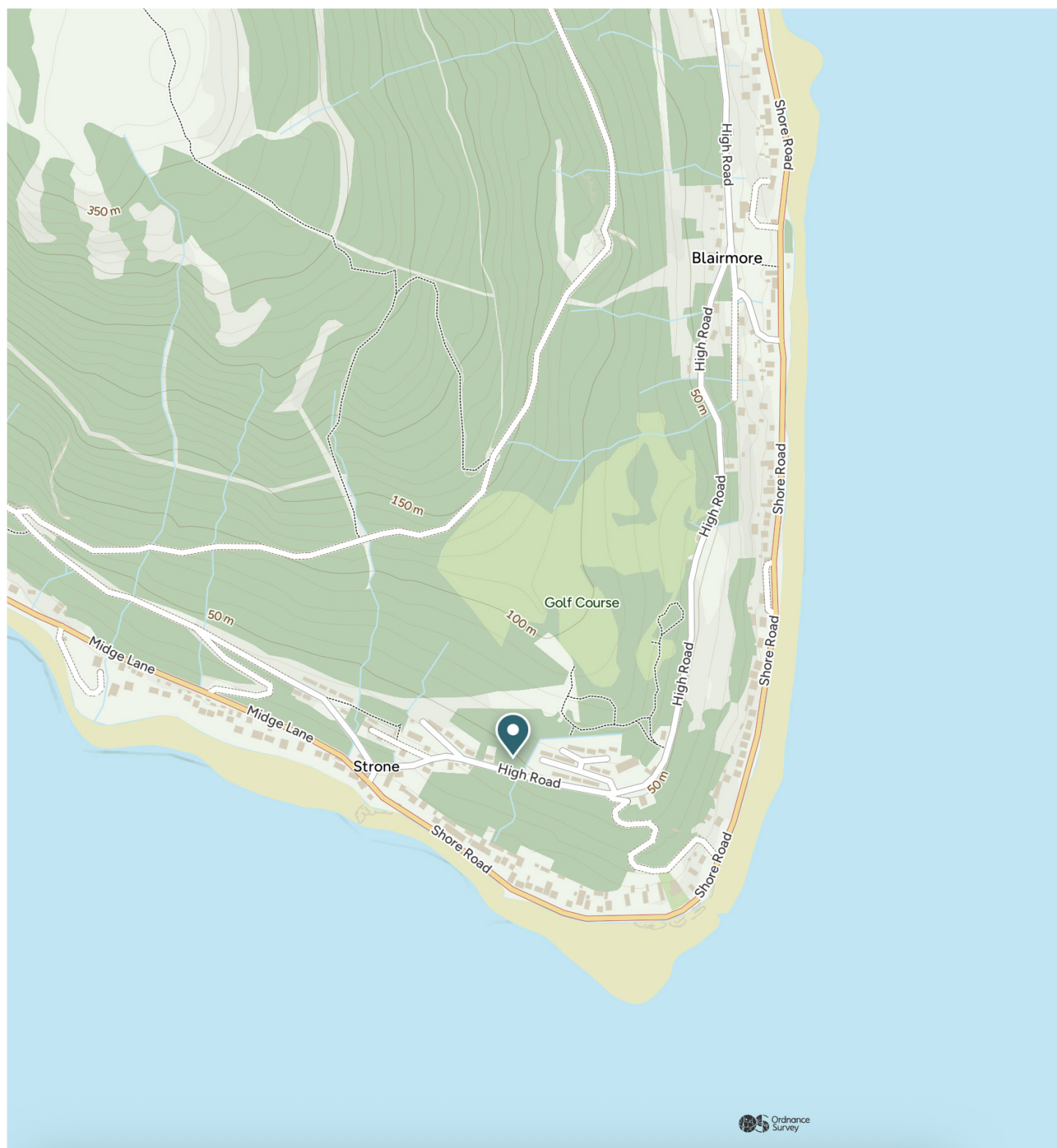
THE LOCATION

The village of Strone lies twenty six miles from Glasgow and along The River Clyde, and a short ferry crossing from the mainland lies Dunoon, the doorway to the Highlands, often described as Scotland's 'best kept secret.' First and lasting impressions are of breath taking wonderment at the unspoilt, beautiful and dramatic landscapes created by nature. The local village hosts a popular pub and restaurant. There is a thriving primary school, a challenging golf club, excellent sailing facilities, and water sports on The Holy Loch. The historic Kilmun church offers tours including the mausoleum of the Dukes of Argyll.

Seven miles away, Dunoon has an attractive esplanade and is famous for its Victorian pier which lies beneath the Castle Mound and gardens which features a statue of Highland Mary, Rabbie Burns' great love.

The Victorian main street has its quota of charity shops, bakers, butchers and candlestick makers, not forgetting two supermarkets and various pubs and restaurants and a swimming pool with flume. For art and culture lovers, there is the recently refurbished Burgh Hall. Dunoon also boasts the cutest cinema in Scotland. Within just over an hour's journey to Glasgow International Airport and enjoying frequent and busy ferry service; Dunoon is known as the marine gateway to the Highlands.





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