



**LUSS ESTATES  
INDIVIDUAL  
SELF-BUILD  
HOUSE PLOTS**





# LUSS ESTATES SIX SELF-BUILD AFFORDABLE HOUSING PLOTS

On behalf of Luss Estates, Savills are pleased to present six family housing plots for sale, positioned close to the conservation village of Luss, Loch Lomond Golf Club and Cameron House Hotel. Located on the south west shore of Loch Lomond, the plots (with detailed planning permission) provide a rarely available opportunity for self-build housing within one of Scotland's most desirable, accessible and vibrant rural communities.

The plots comprise a unique development land release within the Loch Lomond and Trossachs National Park, one of only two National Parks in Scotland. All six plots are located near the south west bank of Loch Lomond in Argyll & Bute; and are within the ownership of Luss Estates.





# ABOUT LUSS

The plots for sale are positioned close to the village of Luss. Luss is a picturesque settlement conveniently located approximately 7.5 miles (12 km) north east of Helensburgh, 8 miles (13 km) north west of Alexandria, 11 miles (18 km) north west of Dumbarton and 22 miles (36 km) north west of Glasgow.

Positioned on the south west bank of the loch, the village comprises attractive residential properties, the Loch Lomond Arms Hotel, boutique shops, restaurants, a Parish Church and pier. The Loch Lomond Faerie Trail is set in woods around Luss and is a popular visitor attraction. Luss Primary School provides a primary education facility in a convenient position for the six sites, with the nearest secondary school being Hermitage Academy in Helensburgh. Lomond School, also in Helensburgh, delivers private education to primary and secondary school pupils.



The plots are particularly commuter friendly given the range of nearby transport options. The A82 is easily accessible from all six plots and allows direct A-road access north to Tarbet and south to Alexandria, Dumbarton, Glasgow and Helensburgh (via the A818). Large employment hubs can also be reached conveniently by car with Glasgow city centre around a 50 minute drive and Faslane Naval Base around 15 minutes.

Commuters to other Scottish and UK cities can access rail services at Balloch Railway Station, located around 7.5 miles (12 km) south of Luss and Helensburgh Railway Station, around 8 miles (13 km) south west of Luss. Both stations provide regular direct train links to Glasgow Queen Street with journey times of approximately 45 minutes. Glasgow Airport has regular flights to London, Birmingham and Dublin, and is located around 18 miles (29 km) south east of Luss.

The local area supports a wealth of outdoor pursuits, as befitting Scotland's first National Park. In addition to nearby Loch Lomond, the spectacular countryside includes famous mountains such as Ben Lomond and Ben Arthur ('The Cobbler'), the latter part of the Arrochar Alps range. Sporting activities are common within the locality with watersports (Loch Lomond), hillwalking (including the West Highland Way), cycling, field sports and golfing all popular pastimes. Golf Clubs in the vicinity include Loch Lomond, a former host of the Scottish Open Golf Championship, and The Carrick.

## INDIVIDUAL PLOTS FOR SALE

# PLOTS TO THE NORTH AND SOUTH OF OAKBANK COTTAGE, PORT O'ROSSDHU

G83 8RH



Sites extending over a total of approximately 1.8 acres (0.7 ha)



Detailed planning approved for 5 affordable detached homes



Located to the west of Loch Lomond Golf Club, approximately 2 miles (3.5 km) south of Luss

### Description

The five plots are spread across two sites extending to a total of approximately 1.8 acres (0.7 ha), comprising a northern area of 0.8 acres (0.3 ha) with two plots and a southern area of 1.0 acres (0.4 ha) with three plots.

The landholdings comprise mainly scrub and woodland with Oakbank Cottage sitting between the two development parcels. The site's frontage is the former A82 with trees covering the majority of the remaining boundaries. Although the majority of the vegetation within the sites will be removed a limited number of mature trees are to be retained.

The sites are positioned around 2 miles (3.5 km) south of Luss, adjacent to Loch Lomond Golf Club. To the west of the sites is woodland, rising westwards. To the south is a detached residential property named Port O'Rosdhu. To the east is the former A82 road spur, an area of woodland and the A82. Loch Lomond Golf Club and Rosdhu House Clubhouse, lie to the east of the A82.



## Planning Application Site Layout (SOUTH)



## Planning

**Reference:** 2016/0387/DET (south) / 2016/0388/DET (north)

**Proposal:** Erection of 5 dwelling houses (affordable) with associated access drainage infrastructure and landscaping

**Decision:** Approved, subject to Section 75 Agreement

The approved designs provide for the construction of two detached homes within the northern site and three detached homes within the southern site. All five houses are single storey with three bedrooms.

The main vehicular access is formed directly off the former A82 to the east. Provision has been made for the formation of a private wastewater treatment facility on each site.

The Section 75 Agreement will require the five houses at Muirlands to be 'affordable', with delivery through the Discounted Sale Model. This requires the sales price of completed units and land payment to Luss Estates to be discounted at a specified level. The completed units will require to be the principal home of house purchasers. Interested parties are advised to discuss the affordable housing / Section 75 Agreement requirements directly with the selling agents prior to any offer.

Each plot will be serviced with mains electricity, water and telephone connections prior to sale.

## Planning Application Site Layout (NORTH)



# INDIVIDUAL PLOTS FOR SALE

## PLOT AT MUIRLANDS, ARDEN



House plot extending over a total of approximately 0.29 acres (0.12 ha)



Detailed planning approved for 1 affordable detached home



Located close to Luss, Helensburgh and Balloch

### Description

The development site extends to a total of approximately 0.29 acres (0.12 ha). The plot is positioned within Muirlands, a small cluster of eight houses on the B832. The A82 is easily accessible from Muirlands with the B832 joining the A-road approximately 500 metres to the north east.

The site is located to the north west of The Carrick Golf Club (approx. 0.6 miles (1 km) away) which sits on the banks of Loch Lomond, with Cameron House Hotel and Loch Lomond Shores shopping centre located further south along the edge of the loch. In addition, Luss is positioned around 3.5 miles (6 km) north, Balloch 4 miles (6.5 km) south east and Helensburgh 4.5 miles (7 km) south west of Muirlands.

The infill affordable plot comprises an area of scrub woodland located immediately east of the B832 between two detached residential properties – Old School House (north) and Shalom (south). An area of woodland within the east of the site is to be retained.



## Planning Application Site Layout



### Planning

**References:** 2016/0390/DET

**Proposal:** Erection of dwelling house (affordable) with associated access, drainage infrastructure and landscaping

**Decision:** Approved, subject to Section 75 Agreement

The approved designs provide for the construction of a detached 3-bedroom family home. The site takes vehicular access from the B832. A private treatment system for foul drainage will be required.

The Section 75 Agreement will require the house to be 'affordable', with delivery through the Discounted Sale Model. This requires the sales price of the completed unit and land payment to Luss Estates to be discounted at a specified level. The completed unit will require to be the principal home of house purchasers. Interested parties are advised to discuss the affordable housing / Section 75 Agreement requirements directly with the selling agents prior to any offer.

Each plot will be serviced with mains electricity, water and telephone connections prior to sale.







# LUSS ESTATES PORTFOLIO

## Further Information

Parties should note interest in the first instance to be informed of the detailed method of sale, provided with further information and kept informed of any closing date set. To view the sites please contact the selling agent.

Full planning details are available on the Loch Lomond & the Trossachs National Park website:

<https://www.lochlomond-trossachs.org/planning/planning-applications/find-an-application/>

Strict timetables regarding agreed dates of entry will be observed.

The vendors reserve the right to sell the land without reference to any other party.

Each party will be liable for their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

A title plan will be prepared for sales purposes – only indicative boundaries are provided and should not be relied upon.



Jamie Doran  
Director

[jdoran@savills.com](mailto:jdoran@savills.com)  
+44 (0) 141 222 5878  
+44 (0)7967 555561

Richard Cottingham  
Associate Director

[rcottingham@savills.com](mailto:rcottingham@savills.com)  
+44 (0) 131 247 3826  
+44 (0) 7870 999 135

IMPORTANT NOTICE Savills for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. August 2020.