

**J & G
WILSON**

Residential Plot, Balure Farm, Tayinloan, Argyll, PA29 6XG.

A lovely residential plot with stunning views to Gigha, Islay & Jura. Fixed price £75,000.



Particulars of Sale

**Residential Plot, Balure Farm,
Tayinloan, Argyll, PA29 6XG.**

Tayinloan 1.8 miles, Clachan 6 miles, Tarbert 17 miles, Campbeltown 20 miles, Lochgilphead 30 miles & Glasgow 120 miles.

Planning has been granted on the 28th of June 2024 (Reference 20/01256/PPP) for the construction of a detached home on this superb plot which enjoys stunning views to Gigha, Islay & Jura.

**Overall plot dimensions are 45.0 m x 30.0m
circa 0.33 acres (0.135 Ha).**

Fixed price £75,000.

PARTICULARS OF SALE

DIRECTIONS

From Lochgilphead travel south on the A83 towards Campbeltown. Travel through Tarbert and the plot is situated after the village of Clachan but before Tayinloan. The turning is on the left hand side about 5.5 miles after Clachan sign posted Balure Farm. The plot is on the left hand side just before the woodland.

SITUATION

The plot enjoys a rural position but is well placed for local amenities. There are primary schools in the neighbouring villages of Tayinloan and Clachan. Secondary schooling is available at Tarbert Academy in Tarbert and Campbeltown Grammar School in Campbeltown. Shops for everyday needs are available locally and there is a filling station in Clachan. Tarbert, Campbeltown and Lochgilphead have amenities including small supermarkets, specialist shops, banks, post offices, professional offices and health care facilities. There are local bus services and also a regular bus service to Glasgow. Machrahanish Airport near Campbeltown has daily flights to Glasgow. Kintyre is a wonderful location to bring up a family and is also perfect for sailing, golfing, bird watching, wildlife watching and walking.

DESCRIPTION

The plot is an excellent opportunity to construct an individual detached home in this spectacular setting with sea views. The position is ideal set between the sea and hills with fine westerly views to Gigha, Jura and Islay. The plot is set well back from the main road and has good access via a level track. It is set on a sheep farm with the neighbouring fields used for grazing.

The planning granted is planning in principle for a detached dwelling of one or one and a half storeys finished in a smooth render with a slate or artificial slate roof. The plot is extensive and will easily accommodate a home of 3 or 4 bedrooms if not larger.

Full details of the grant of planning can be viewed on-line at Argyll and Bute Council's website by using the link below:

<https://portal360.argyll-bute.gov.uk/planning/planning-documents?SDescription=23/02190/PPP>

GENERAL INFORMATION

SERVICES - The plot is un-serviced and buyers will be responsible for installing services at their own expense.

LOCAL AUTHORITY – Argyll & Bute. Local planning office - Mid Argyll, Kintyre and Islay - 1A Manse Brae, Lochgilphead, PA31 8RD. planning.maki@argyll-bute.gov.uk

VIEWING By appointment through the selling agents J & G Wilson, Tel.:01577-862302. d.fergusson@jgwilson.co.uk

SELLING YOUR HOME We offer a free valuation service if you are considering the sale of your own home. Please contact Duncan Fergusson on 01577-862302 or d.fergusson@jgwilson.co.uk for further details.

Particulars and photos prepared January 2023.





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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