

DAWSONS



**BUILDING PLOT WITH STORE/GARAGE
KILCHRENAN, TAYNUILT, BY OBAN, PA35 1HD**

A Highly Desirable And Unique Building Plot Extending To Around One Acre Bounded By A River Situated On The Fringe Of This Picturesque Rural Village

With Planning Permission For An Impressive Detached Executive Home Arranged Over Three Levels

Including A Substantial Store/Garage Which Benefits From Electricity, Drainage, Phone Connection And Mains Water Supply

The Grounds Are In Part Landscaped With Low Lying Stone Walls And The Access Road Has Been Created

Guide Price £270,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Kilchrenan is a small, picturesque village on the north side of Loch Awe, reached via a six-mile long section of the B845 road through Glen Nant from the A85 at Taynuilt. There is a thriving local community with the village hall and excellent inn (www.kilchrenaninn.co.uk) being the focal point of village activities and groups. There is also a church and a superb loch-side hotel nearby. Loch Awe is Scotland's longest fresh water loch and one of its most picturesque with wooded shores and numerous small islands which can be explored by boat. It is also noted for the quality of its trout fishing. The entire area is one of great natural beauty and provides almost unlimited scope for outdoor sporting and leisure pursuits. The nearby village of **Taynuilt** offers an extremely good range of amenities which includes shops, a post office, health centre, churches, primary school and a popular 9 hole golf course. There is also a modern sports pavilion which hosts many team sporting events and clubs. Taynuilt Railway Station is a stop on the Glasgow to Oban line and there is a regular bus service to the central belt. The principal West Highland town of **Oban** provides a more comprehensive selection of shops, leisure facilities and professional services and is around an 18 mile drive from Kilchrenan.

Set on the fringe of the village, this highly desirable and unique building plot extends to around one acre with the proposed property being situated in an elevated position on the site to fully capture the far reaching countryside views. Bounded by a river, the grounds have in part been landscaped and there is a substantial store/garage on site. Access is initially over a shared road, which leads on to the private entrance and driveway for the proposed property.

Planning Permission under reference number 17/03256/PP for an impressive executive home, remains in force in perpetuity. Full details can be found on the Argyll & Bute website.

Services: Electricity and mains water connections are on site. A biodisc drainage system has been installed.

Viewings: The site may be viewed by prior arrangement with the Selling Agents.

Guide Price: Two Hundred & Seventy Thousand Pounds (£270,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on the intended purchasers.



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

