

Stewart Balfour & Sutherland  
SBS Cameron Macaulay  
SBS Edingtons WS  
SBS Property Shop



**LAND ADJACENT TO  
BENVUE GALLOWHILL ROAD  
CAMPBELTOWN**

**Offers In The Region Of £55,000  
FREEHOLD**

**\*\*\*NEW PRICE\*\*\*** An exceptionally good sized building plot in a very convenient location.



Having an attractive south easterly outlook across to Bengullion this SUBSTANTIAL BUILDING PLOT is quietly located in a much sought after residential area, almost at the top of Gallowhill Road, bounded on three sides by stone walls.

The current planning permission allows for a 4 bedroom detached property with a detached garage/workshop. Planning reference number: 17/03033/PP. However, since the initial planning consent was given approval a Notice of Initiation was further approved in April 2021 due to the access having been widened.

A pre application report for a smaller build along with a topographical survey report has also been obtained and both designs are available from the selling agents. It should be noted that any changes required to the existing design by the eventual purchaser must be submitted to the local planning department for approval.

The town centre, Harbour, Marina and all local amenities are within easy walking distance as are the local Primary and Secondary Schools. Machrihanish Golf Course and Machrihanish Dunes golf Course are both a short drive away as is the local Campbeltown Airport with twice daily flights to and from Glasgow with an in flight time of less than 30 minutes.

## SERVICES

Connection of all services to the plot will be the responsibility of the purchaser.

There are no detailed drawings of the permitted build.

## VIEWING

No prior viewing appointment is necessary but if prospective purchasers require any further information after inspection this can be obtained from the selling agents. Tel: 01586553737



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Campbeltown

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