



**SADDELL HOME FARM PLOT, SADDELL  
BY CAMPBELTOWN, PA28 6QS**

**OFFERS OVER £65,000**

1/4 acre rural plot benefitting from a super open outlook

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

- Very pleasant rural location.
- Plot extends to a quarter acre.
- Southerly outlook over farmlands with the Kilbrannan Sound in the distance.



This sizeable BUILDING PLOT occupies a very pleasant rural location situated within the peaceful hamlet of Saddell enjoying a super open southerly outlook over open farmlands with the Kilbrannan Sound in the distance. The seller believes the plot extends to 1/4 of an acre but a measured plan will be produced to the purchaser at the missives stage.

The purchaser will be required to erect an appropriate stock proof fence but maintenance thereafter will be mutual. The plot is accessed from the minor county road which leads off from the main B842 road from Campbeltown which is approximately 10 miles to the South. The access track from the minor county road will be the responsibility of the purchaser as will the provision and connection of all services to the plot including the installation of a septic tank and soakaway to the requirements of the Scottish Environment Protection Agency.

Outline Planning Consent for the erection of a 1½ STOREY DWELLING was granted on 9th October 2008 and has now expired. For information only copies of that consent can be requested from the selling agents. Further enquiries regarding building consents can be made by contacting the Planning Department at their offices in Kilmory Lochgilphead (01546 602127)

NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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