



PLOT 2 BY KILMORY CASTLE SWEEN, PA31 8PT

GUIDE PRICE £150,000

A rarely available opportunity to purchase a significant and sought-after plot of land situated beside the coast amongst beautiful scenery. There are two plots in total and allow ample space for a substantial house with surrounding gardens. The outline planning permission and access has been approved.

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Plot 2, By Kilmory

- Large elevated plot • Only 1 of 2 available • Unique opportunity to build a home of distinction • Service to site • Incredible far reaching hill and coastal views

Occupying a truly magical position on the western Scottish coast, on the Ellary Estate, and with partial views toward the beautiful island of Jura and the ragged mountain ranges nearby, this superb plot of land has planning permission in principle to build a wonderful house which will be hard to surpass. Within a large plot it will share a short access track with Plot 1 and benefits from a shared private water supply and shared septic tank along with electricity running over the site. Full details of the planning documents can be found on Argyll and Bute's planning portal under reference number 23/01088/PPP.

The proposed house will perch centrally within the plot to take full advantage of the surrounding views where a levelled plateau gradiates gently towards the roadside.

Tayvallich, a pretty village popular for yachting, is a few miles away and it has several small cafes and restaurants and a local primary school. A greater selection of amenities, including a community hospital and a high school can be found in Lochgilphead.

For island hopping, regular ferries run from Kennacraig, with routes to the Isles of Islay, Jura and Colonsay. A ferry from Tarbert to Portavadie on the Cowal peninsula also offers an alternative route to Glasgow via Dunoon.

Campbeltown Airport, with daily flights to Glasgow, can be reached in around 90 minutes by car. Glasgow city centre is a two and a half hour drive away.



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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