



Consented building plot west of Cala Na Sith, Stronafian, Glendaruel

www.robbsresidential.com



Consented building plot west of Cala Na Sith

Stronafian, Glendaruel, Colintrave,
Argyll & Bute, PA22 3AJ

Colintrave 6 miles, Dunoon 15 miles, Rothesay 15 miles, Strachur 18 miles,
Glasgow Airport 40 miles, Glasgow City 51 miles

A fully consented building plot with connected construction team in a wonderful rural setting with remarkable southerly aspects over Loch Riddon to the surrounding mountains and glens.

- Rare opportunity.
- Building Warrant reference 25/00973/DOM2
- About 0.709 acres
- Builders McNee Building Services Ltd
- Opportunity to influence finishes subject to costs
- Wonderful rural setting with outstanding full southerly exposure

Situation

The building plot west of Cala-Na-Sith is situated in a location of great natural scenic beauty at the end of the small south Argyll ribbon settlement and little-known hamlet of Stronafian.

Stronafian is situated at the junctions of the B836 & the A836 at the head of Loch Riddon.

The plot is set in private and mature semi ancient native woodland fringed grounds which extends to about 0.709 acres. From its slightly raised vantage point there are wonderful southerly aspects with spectacular views south over Loch Riddon, the Kyles of Bute, the Island of Bute and then beyond to Goat Fell and the high tops of Arran.

The building plot west of Cala-Na-Sith is at the southern end of scenic Glendaruel on the Cowal Peninsula. The area is famous for its stunning natural scenic beauty with deep and narrow sea lochs and high-sided mountains and glens providing a boating route through from the Clyde estuary to Arran, Loch Fyne and the fishing village of Tarbert and on through the Crinan Canal to the Western Isles.

Colintrave (6 miles to the south) has a hotel with a friendly bar and an enviable reputation for pub and restaurant cuisine, an everyday provisions shop, post office, heritage centre, community garden and an all-weather bowling green. From Colintrave there is a short and regular 5-minute Calmac ferry crossing to the neighbouring Island of Bute or alternatively a ferry from Wemyss Bay on Clyde Coast. The main town on Bute is Rothesay where there are local shops, a supermarket and a further ferry to the Clyde coast. The other main centre in the area is Dunoon which provides further shops, supermarket and services, in addition to two competing ferry services across the Clyde. Excellent local medical services are delivered from Tighnabruaich.

There is a local primary school at Glendaruel and secondary schooling is available at Dunoon Grammar, which has an excellent reputation. A school bus runs from Colintrave to Dunoon Grammar in the morning and afternoon to transport students to and from school. It is possible for some of the students to board at the school.

The area offers much in the way of relaxing outdoor pursuits, including yachting and boating, golf, fishing, hill walking and country walks in an area rich in history. The Cowal Way stretches from Portavadie on Loch Fyne and travels for some 31 miles to Arrochar through some of the most dramatic and picturesque sea and landscapes on the west coast.

A scenic 9-hole golf course is at Kames, with further courses on the Island of Bute and at Dunoon. Sea, river and loch fishing are also available in the area as are a number of shoots run either commercially or by syndicates. Some of the local estates allow stalking by arrangement.

Local bus services run to Tighnabruaich, Rothesay, Dunoon and Inveraray.

The Braehead retail village to the west of Glasgow is only 47 miles (albeit including a short ferry crossing over the Clyde) and has Marks & Spencer and Sainsbury's anchor stores, a range of High Street multiples, plus an IKEA superstore. Marks & Spencer, Tesco and Morrisons each have large outlets in Greenock, about 8 miles from the ferry terminals or reached overland via Helensburgh and the Rest and be Thankful A83 road.

The city of Glasgow is 51 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.

Description

The development opportunity at the building plot west of Cala Na Sith is formed by a total site area of about 0.709 acres and planning is approved for the erection of a single dwelling.

This is a rare single home building opportunity the sale of which will connect buyers with respected local building contractors McNee Building Services Ltd, who will deliver the construction project.

The design concept has bedrooms on the ground floor and public rooms on the first floor from where there are southerly aspects stretching south to Loch Riddon with its high sided mountains and glens.

Prospective buyers completing an early reservation will be provided with the opportunity of engaging early and directly with the developer/contractor and will have the opportunity, subject to costs, to influence design, style and final finish specification.

Ground Floor

Lower reception hall, boot room, principal bedroom with patio doors to terrace and en suite bath and shower room, bedrooms 2 & 3, main bathroom, general purpose stores, patio doors to terraces and gardens.

First Floor

Upper hallway, study, sitting room with glass gable, high vaulted ceiling and twin patio door access to glass balustraded veranda, study, cloakroom/wc, open plan dining room to kitchen also featuring patio doors to second glass balustraded veranda, utility room, pantry.

Outbuildings

Carport and general-purpose stores.

Specification & Finish

The following provides an indication of intended specification and finish; however, an early reservation and security deposit will provide new owners the opportunity of influencing specification and finish to their own personal taste and style. Any specific changes out with the standard specification budget will be met by the purchaser.

Kitchen and Bathrooms

- Choice of kitchen styles and worksurfaces
- Appliances including integrated dishwasher, integrated fridge / freezer, hob, oven and washing machine.
- Choice of sanitary ware to bathroom, shower room and en-suite.
- Allowance for wall tiles or wet wall finish to kitchen / bathrooms.

Electrics

- Modern low voltage downlighting.
- Brushed chrome finishes to all switches, sockets, etc.
- Intruder alarm system.
- B.T. Fibre Broadband.
- High efficiency 'silent' extract fans to all wet rooms.

Heating

- High efficiency electric combi-boiler, options will include air source heat pump, mechanical ventilation with heat recovery (MHVR), possible underfloor heating, on ground floor and radiators / towel heaters upstairs.

Joinery

- Oak hardwood veneered doors throughout with option of glazed doors to public rooms.
- Sliding doors to wardrobes.
- Staircase with softwood treads for carpet finish and balustrade formed with glass or oak hardwood spindles and handrail.
- Coving to ground floor rooms with cornice to lounge and dining rooms
- Internal paint finish to all joinery throughout.

Windows / Doors

- High-performance UPVC framed grey windows or upgrade to Nordan Alu clad windows.
- Composite external doors with high Security standard.

Exterior

- K-render off white render, natural stone and timber relief.
- Slated roofs
- Glass and timber balustrading.

Landscaping

- Heritage riven York stone slab pathways and steps.
- Gravel driveway with kerb edging.

Services

- Mains water supply, drainage is by new septic tank, mains electricity, solar panels

Note: The services have not been checked by the selling agents.

Guarantee

The new property will benefit from 10 year guarantee by the provision of NHBC or architects certificate.

Reservation Process

Our selling policy is based on offers over the guide price. Once your offer has been submitted and accepted in principle, we will request that you pay your reservation fee of £500.

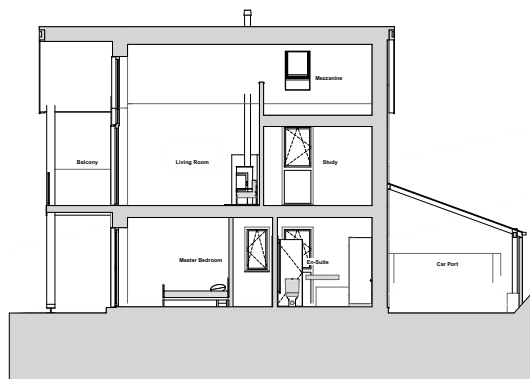
Your reservation fee reserves your new home for 28 days at the end of which we expect you to conclude missives and pay a deposit of 2% of the agreed purchase price. The reservation fee and deposit are then deducted from the agreed purchase price of your home.

Should you withdraw from the purchase, the reservation fee is non-returnable, and a proportion of the deposit will be used to cover any legal fees and outlays incurred by our clients on your behalf with any balance being returned.

Legal Disclaimer

The information including the site layout, floor plans and 3D CGI renderings shown on this brochure and on our website are intended for illustration purposes only and may change, for example, in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Property Misdescription Act 1991. Nor do the contents in any way constitute a contract, part of a contract or a warranty.

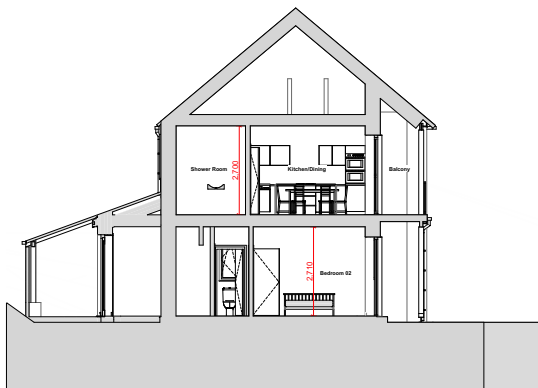
Building Sections



S-01 Building Section 1:100



S-02 Building Section 1:100



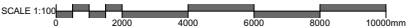
S-03 Building Section 1:100



S-04 Building Section 1:100



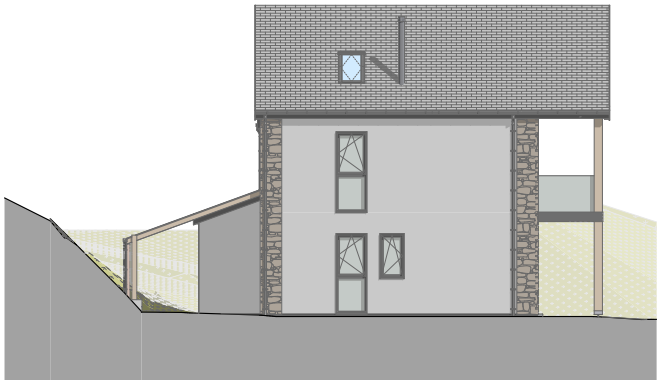
S-05 Building Section 1:100



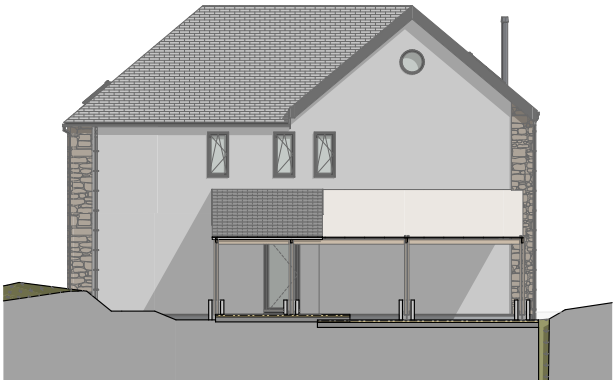
Building Elevations



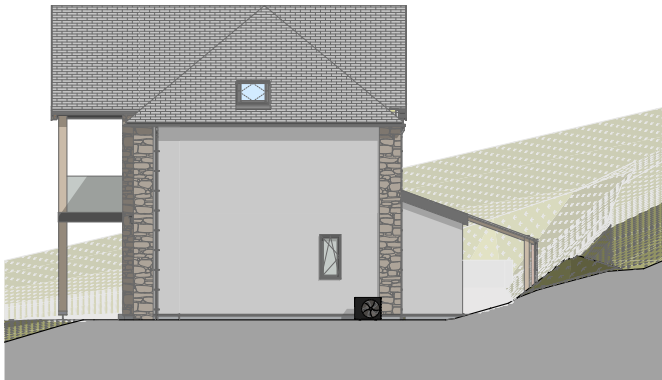
E-02 South Elevation 1:100



E-03 West Elevation 1:100



E-01 North Elevation 1:100

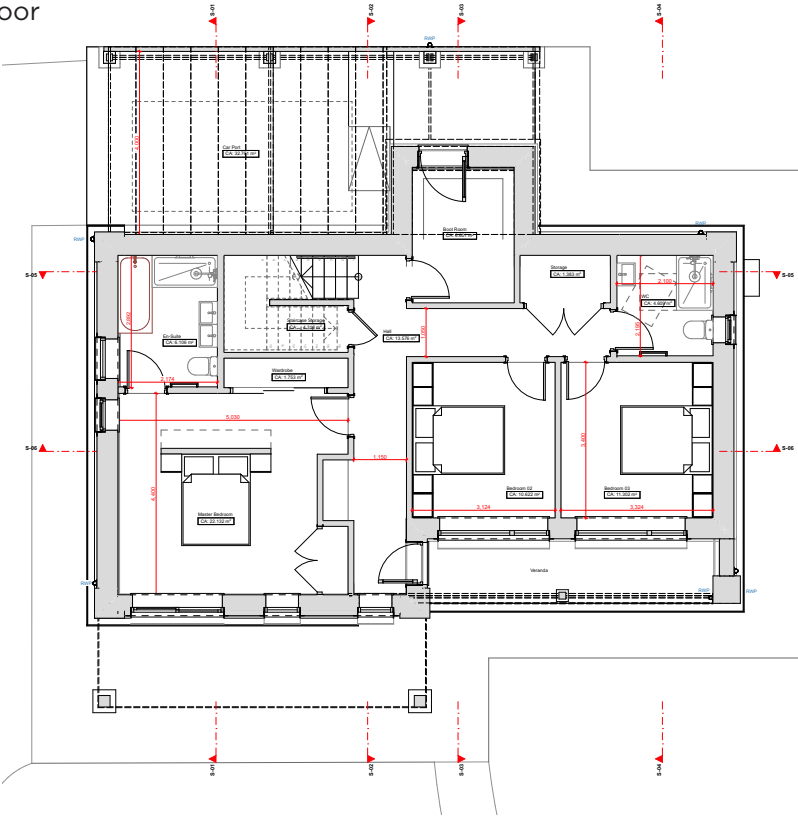


E-04 East Elevation 1:100

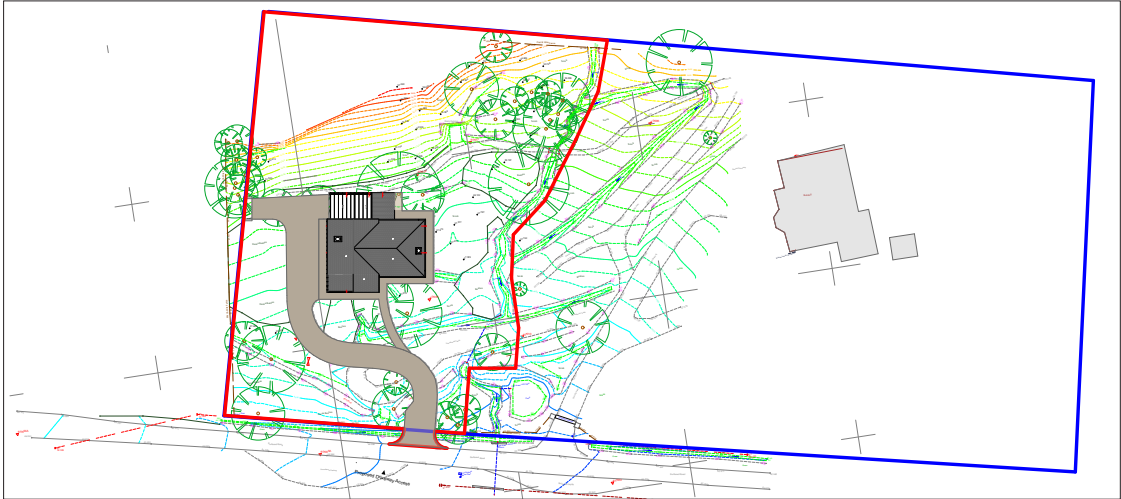
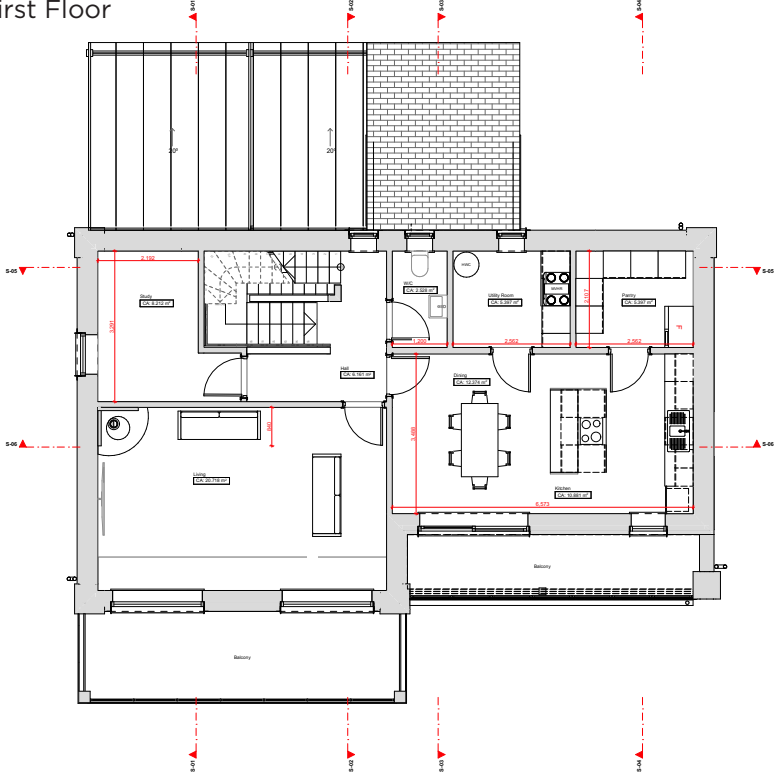


Floorplan and Site Location

Ground Floor



First Floor



Local Authorities

Argyll & Bute Council

Tel: 01546 602127.

Council Tax

The completed property has yet to be assessed for council tax.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Travel Directions

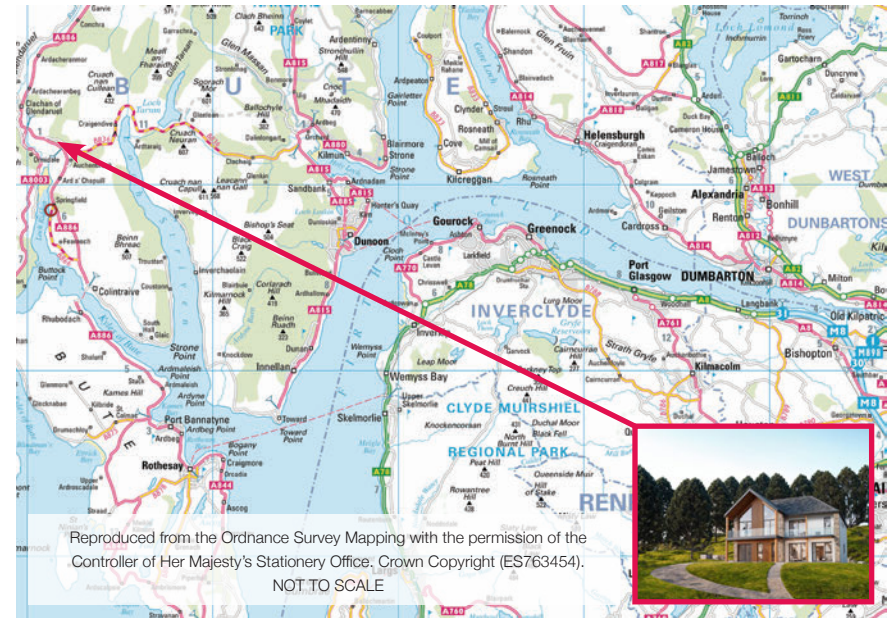
From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Keep going straight (parallel to the shoreline) through the adjoining towns of Greenock and Gourock on the A770 for 8 miles to reach the Western Ferry terminal at McInroys Point (this is the second of the two ferry terminals and provides a more frequent service). Take the ferry to Hunters Quay, Dunoon. Leaving the terminal turn right onto the A815. At the 'T' junction adjacent

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright (ES763454).
NOT TO SCALE

to the marina in Sandbank turn right. After approx 1.5 miles turn left on to the B836. Travel for about 11 miles then turn right before the junction with the A886 following signs Stronafian. Continue on the minor road through the collection of houses that form Stronafian, Cala-Na-Sith is the last house on the right-hand side and the plot is immediately to the west of Cala Na Sith.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken September 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880