



**LAND EAST OF 1 RIOCHAN
INVERARAY, PA32 8UL**

OFFERS OVER £74,995

This large house plot is perfectly located to the rear of Loch Fyne hotel and close to all the amenities that the beautiful town of Inveraray has to offer.

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

A very rare opportunity to secure a building plot in the historic heart of Inveraray. This generous plot sits to the rear of the luxury 4 Star Loch Fyne Hotel and Spa and there is planning permission in principle for the erection of a 3/4 bedroom dwelling house with driveway and integrated garage. Services are adjacent and the site is relatively clear. The proximity to the main road means that there is easy access for materials to be placed on site.

The plans for the proposed property can be viewed on the Argyll & Bute Council website by searching for a planning application on the relevant page and entering the reference 21/00079/PP which will give you access to the planning documents and site plan in high resolution. Land within Inveraray is very hard to come by and early enquiries are strongly encouraged.

For further information on this building opportunity please contact our Lochgilphead office where we can assist with more detail on the plot and planning permission and also on the exact location for arranging a viewing of the site. Call on the number provided or email sales@sbsproperty.co.uk



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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