

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



**PLOT 2 HILLSIDE ROAD
CAMPBELTOWN**

**£85,000
FREEHOLD**

A fantastic opportunity to build a detached luxury home in beautiful rural surroundings.



Set in a peaceful and tranquil rural spot, enjoying sweeping open views over Kintyre’s finest farm land, with a particularly appealing westerly outlook over the Laggan towards Machrihanish, the plot of land for sale measures approx ½ an acre.


Services included are electricity, water and Openreach fibre. The eventual purchaser will be required to install their own suitable septic tank/waste water system, as per planning approval and will be responsible for a 1/5th shared maintenance of the track access.

The site lies to the west of Campbeltown and is accessed from the end of Hillside Road. A private farm road leads from the end of the public road a distance of about three quarters of a mile, past Hillside Farm on the left and then on towards Gortan. The site lies immediately beyond Gortan Farmhouse, with the track leading past the farmhouse on its north side.

Details can be conveniently viewed online at the Argyll & Bute Council website by following <https://publicaccess.argyll-bute.gov.uk/online-applications/search.do?action=simple&searchType=Application> and searching under the planning permission reference 23/00922/PP, alternatively a copy can be requested from the selling agents.

The development site can be viewed at any time convenient to prospective purchasers. However, all parties intending to view/inspect are requested to contact the selling agents in advance to confirm their intention and to be in possession of a copy of these property particulars.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	

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

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