

**PLOT OF LAND NORTH EAST OF KILMENY SCHOOL  
BALLYGRANT, ISLE OF ISLAY, PA45 7QW**

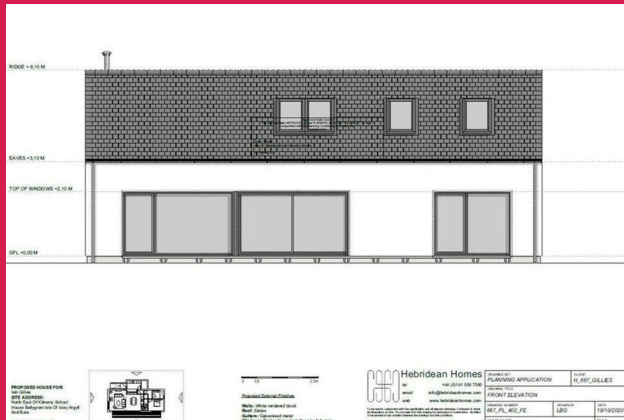
**OFFERS OVER £70,000**

A conveniently located building plot in a lovely woodland setting, only five minutes' drive from the main ferry terminal of Port Askaig.

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

# Plot of Land North East of Kilmeny School House

- Planning Permission of the erection of a dwellinghouse.
- Current Planning Permission plans are for a Hebridean Homes property.
- Un-serviced plot, it is believed however that mains water and electricity are to hand.
- Surrounded by woodland of the North, East and West.
- Open rural outlook to the South.



The introduction of this BUILDING PLOT situated North East of Kilmeny School House, Ballygrant, presents an opportunity to prospective purchasers to complete a house build only five minutes' drive from the main ferry terminal of Port Askaig.

The plot is set well back from the main A846 road at Ballygrant, and has an open rural outlook to the South. Surrounded by woodland on the North, East and West, the dwellinghouse to be erected on the plot will have a lovely private woodland setting. Planning Permission (Ref: 20/00817/PP) dated 11 May 2020 has been granted by Argyll and Bute Council for the erection of a dwellinghouse, installation of a biodisc treatment plant, air source heat pump and formation of access. The current Planning Permission plans are for a Hebridean Homes property to be erected on the plot. Full particulars of the Planning Permission can be viewed on the Council's website. Alternatively, the Selling Agents will provide interested parties with a copy.

Access to the plot will be taken from the public road and then over a track leading to the plot. The plot is un-serviced and, whilst it is believed that mains water and electricity are to hand, it will be the responsibility of the purchaser to make their own enquiries in that regard.

Prospective purchasers are required to satisfy themselves in relation to further planning requirements by reference to the conditions of the existing Permissions and by making their own further enquiries.

## SERVICES

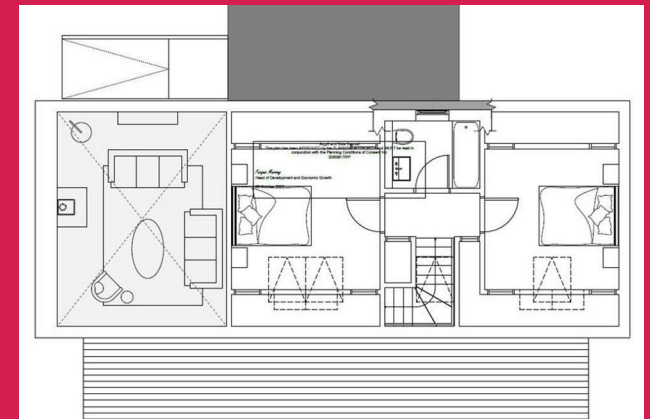
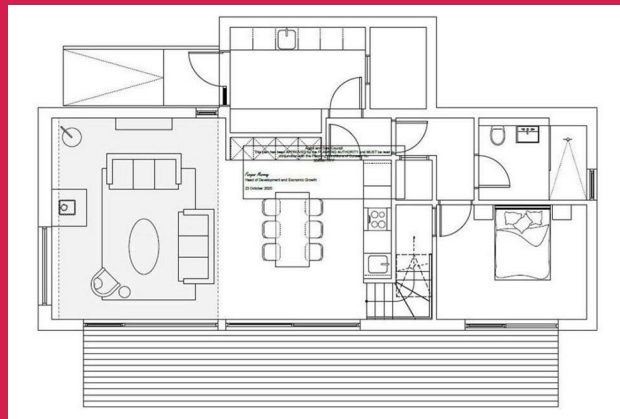
Connection of all services to the plot including the installation of a biodisc treatment plant to the requirements of the Scottish Environment Protection Agency will be the responsibility of the purchaser.

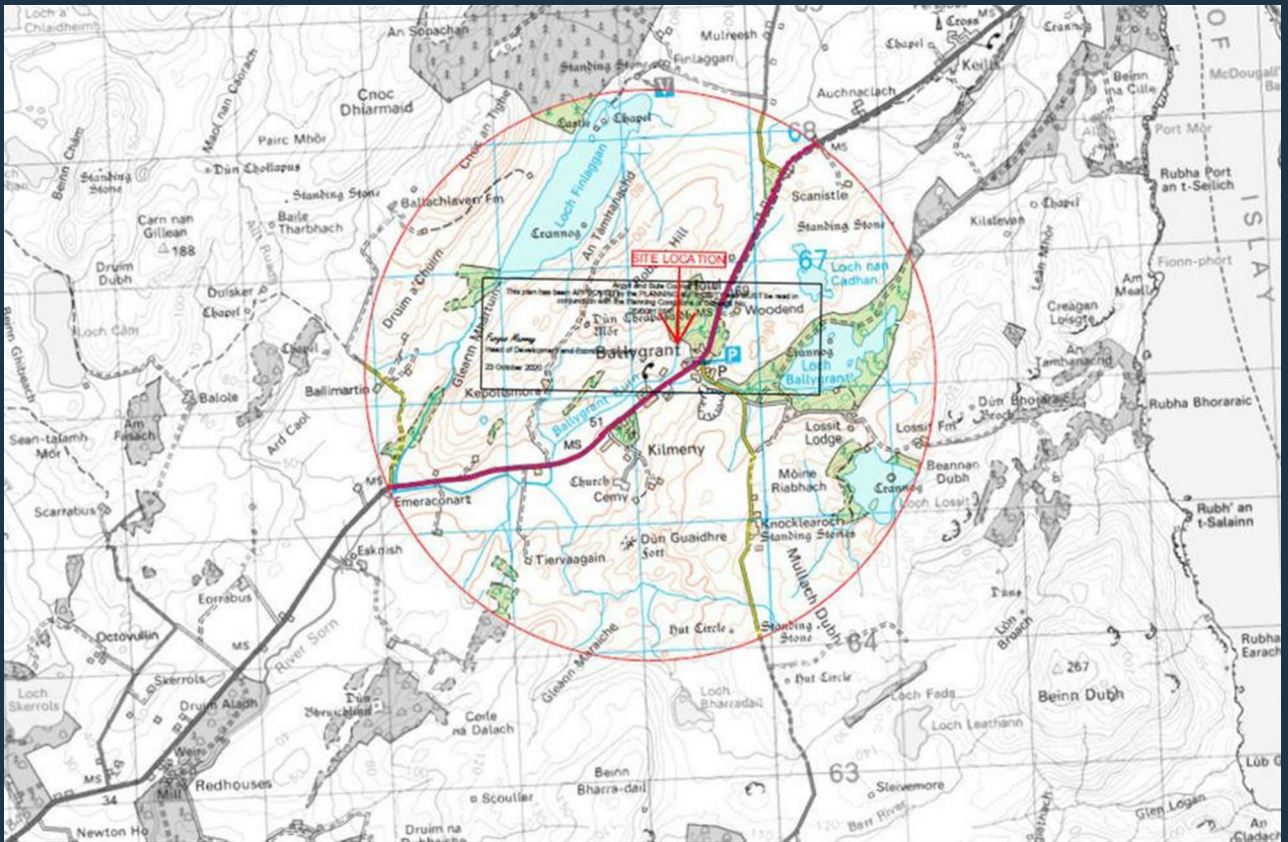
## VIEWING

No prior viewing arrangement is necessary. Parties viewing are, however, requested to notify the Selling Agents accordingly, either before or immediately after site inspection.

## DIRECTIONS

Just under 4 miles from Port Askaig Ferry terminal, take the A846 public road to Ballygrant. The site is on the right hand side of the road, with entry being taken through a metal gate which leads to the track leading to the site.





## Council Tax Band: Exempt

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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