



The Square, Ardlamont, Kames, Tighnabruaich, Argyll & Bute

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The Square, Ardlamont

Kames, Tighnabruaich,
Argyll & Bute, PA21 2AH

Kames 4 miles, Tighnabruaich 5.5 miles, Dunoon 27.8 miles,
Glasgow Airport 58 miles, Glasgow City Centre 60 miles

Formed by former grooms and beaters homes, cart sheds, stables, kennels and steadings of the Ardlamont Estate, a wonderful development opportunity, with planning consent, in beautiful countryside.

The Assets at The Square comprise the following;

Stone and mainly slated roof buildings arranged to form a square;

- Beaters Cottage
- Grooms Flat
- Pend & Doocots
- Former Stables
- Former Cart Sheds
- Workshops
- General purpose stores
- Steadings
- Former Kennels & Enclosures
- Paddock at Eastern side



About 0.938 acres (0.38Ha) in all.

Situation

The Square sits in an area of great natural scenic beauty at the southern end of the Ardlamont peninsula. The assets are the former historic coach houses, stables, cart sheds, kennels and steadings of the square of Ardlamont House, the centerpiece of the Ardlamont estate.

The nearest settlement is the village of Kames which sits just to the south of Tighnabruaich, perhaps its rather better-known neighbour. Kames has its own hotel, post office and shop which easily cater for everyday needs and requirements.

Tighnabruaich, previously voted the prettiest village in Argyll, Lomond and Stirlingshire, is about 1.5 miles further to the north, and is a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft, all under the protection of the local lifeboat station.

The village centre offers further shops, a post office, garage, gallery, and hotel or self-catering accommodation. A bus service runs from Kames via Tighnabruaich to both Rothesay and Dunoon.

During the summer months, the internationally renowned sailing school is very popular, as is the PS Waverley, the last seagoing passenger-carrying paddle steamer in the world, which calls at Tighnabruaich Pier on her way to and from Arran.

Portavadie Marina is 6 miles away and has in recent years seen significant investment in creating a modern state-of-the-art marina infrastructure, with associated chandlery, restaurant, accommodation, and spa facilities. The marina is fast gaining a reputation among the sailing communities as a must-go-to destination and many drive to the marina for culinary days and evenings out.

Tarbert is 11 miles (by boat) to the west and accessible by a direct ferry service from Portavadie.

The city of Glasgow is 60 miles away via the frequent Western Ferries crossing to Gourock, or via the scenic 90-mile route via Loch Lomond. Glasgow offers numerous retail districts, and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award-winning primary school, and secondary schooling is available at Dunoon Grammar or Tarbert via the short crossing from Portavadie.

The area is famous for its dramatic natural beauty; yachtsmen and women around the world sail through the scenic Kyles from the Clyde marinas and on up through Loch Fyne to Ardrishaig through the Crinan canal and out to the Hebridean islands.

The area offers much in the way of relaxing outdoor pursuits beyond the famous sailing school. There is tennis, and Tighnabruaich Golf Club has a scenic and challenging 9-hole golf course.

Sea, river and loch fishing are also available in the area, as are several commercially run shoots. Some of the local estates allow stalking by arrangement.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintraive. It is an area of stunning natural beauty with countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.



Description

The Square at Ardlamont is a stone built and mainly slated roof collection of assets formed by the former estate workers homes, cart sheds, stables, kennels, steadings, general purpose stores and workshops. At the front, a feature arch and pend incorporates historic doocots and internal nesting boxes. The square represents an excellent re-development opportunity, with planning consent in place to create 10 units, ideal for income producing self-catering holiday letting properties. Alternatively the properties offer potential for the creation of a significant single home, subject to securing the necessary consents.

Planning Consent

Plans have been drawn up for the development of a 10-unit scheme at The Square. The plans have been submitted and approved together with listed buildings consent. The drawings and planning approvals are available on request



The assets at the Square comprise the following;

Beaters Cottage

Outer door to entrance reception hall, fitted and integrated kitchen open plan to dining area with working fire in brick fireplace, sitting room with feature exposed stone arch to inner sitting room/home office or study area.

Staircase to first floor upper hallway with double-fronted store, bedroom 1 with en suite bathroom, bedroom 2 with en suite shower room, bedroom 3 with en suite shower room.

External wash house and utility room.

Services

The Beaters Cottage is warmed by oil fired central heating which is underfloor to ground level and radiators to the first floor. Mains water supply, drainage is by private septic tanks.

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

Grooms Flat

External staircase to first floor level, outer door to reception hallway, dining kitchen, bedroom 1, bathroom, sitting room with log burner and store, inner hallway to bedroom 2 and bedroom 3 with en suite shower room.

Services

The Grooms flat is warmed by oil fired central heating, mains water supply, drainage is by private septic tank.

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

Studio

Twin leaf outer doors to studio or general-purpose store.

Pend

Arched access pend with doocots.

Stables

Former stables.

Cart sheds and Stores

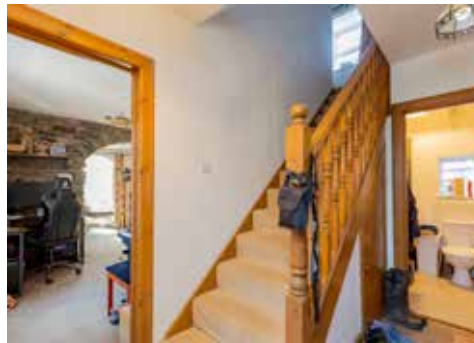
A number of former cart sheds, workshops and general-purpose stores.

Steadings & Kennels

Stone built steadings under green slate effect roofing, former kennels and enclosures.

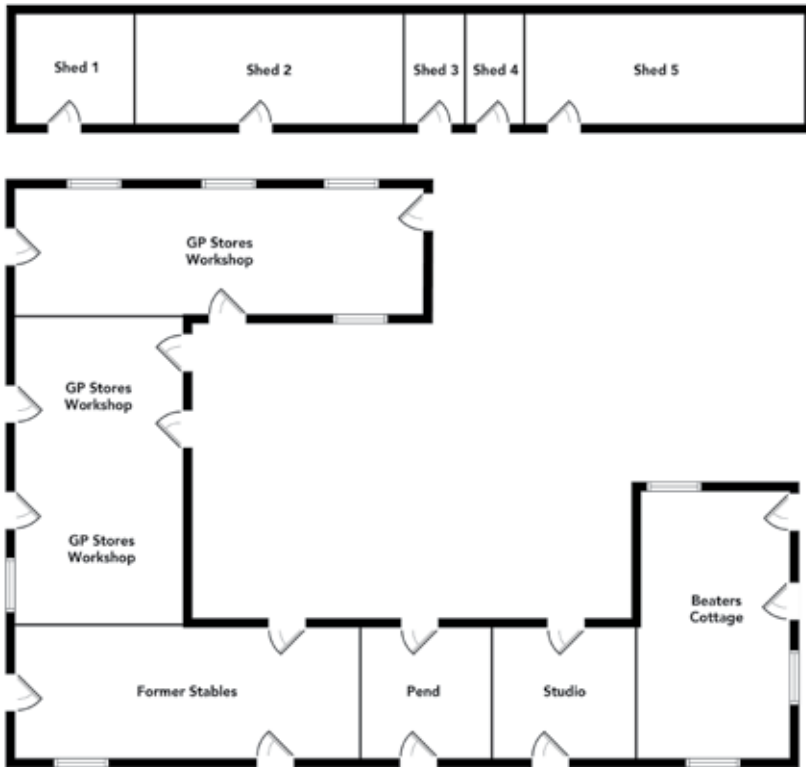
Paddock

Grass paddock to the eastern side of the square.



Floorplan and Site Location

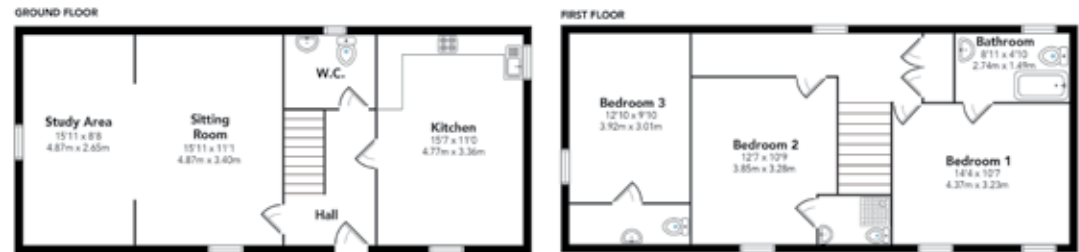
The Square, Ardlamont



Grooms Flat



Beaters Cottage



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

Argyll & Bute Council
Kilmory
Lochgilthead
Argyll
PA31 8RT
Tel: 01546-602127.

Council Tax

The Beaters Cottage is in council tax band E and the amount payable for 2025/2026 is £1,903.56 Including mains water and excluding drainage.

The Grooms Flat is in council tax band C and the amount payable for 2025/2026 is £1,692.05 Including mains water and excluding drainage.

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. Follow signs Greenock and Gourock on the A770 for 8 miles to reach the Western Ferry terminal at McInroys Point. Take the ferry to Hunters Quay Dunoon. Leave the terminal and turn right on the A815 through Sandbank. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the B8003. Travel for

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 that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures shall remain. However, certain items, including furniture, may be available to a purchaser in addition, by separate negotiation.

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

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee



7 miles to reach Tighnabruaich. At Tighnabruaich proceed south through Tighnabruaich to reach Kames. At the crossroads in Kames, turn left and continue on the minor road until it reaches the foreshore. Turn right at the foreshore and continue on the minor coastal road for about 4 miles. As you enter the square of Ardlamont Estate the entrance to The Square is on the right-hand side BEFORE the square buildings.

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.

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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 April 2025.

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.

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