



PLOT ONE



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**PLOT 1 BY KILMORY
CASTLE SWEEN, PA31 8PT**

GUIDE PRICE £150,000

An extremely rare development opportunity to acquire one of two outstanding elevated plots with spectacular sea and mountain views. This is a once in a lifetime opportunity to build a truly stunning home.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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Plot 1, By Kilmory

- Outline planning permission in place
- Superb location
- Outstanding views
- Opportunity to purchase both plots
- Services to site
- Rarely available and should not be missed

A rarely available opportunity to purchase a significant and sought-after plot of land along Argyll's stunning coast, situated in an elevated position between vast hill ranges and the coast, including panoramic views over to the Paps of Jura. The plot allows ample space for a substantial house with surrounding gardens and parking. The outline planning permission for the plot and access, along with associated shared services has been approved and can be viewed on Argyll and Butes planning portal under reference number 23/01088/PPP.

Situated in a particularly beautiful spot, the site of the plot is visually stunning, occupying a highly desirable position against a backdrop of green rolling hills and fields leading down to the rugged coast with its sapphire-blue waters. The site is relatively flat and open and it is an amazing location for a forever family home or even a second holiday home, providing an idyllic coastal lifestyle. Buyers also enjoy the freedom to develop their own property designs and plans, to create the house of their dreams and when it comes to design proposals, there should be additional freedom in the style, size, and architecture as there are no tree preservation orders (TPO) or other conservation designations covering the site so you can let your mind run free. As mentioned, buyers of the plot will be given the freedom to create their own detailed house designs, allowing you to develop an ideal residence bespoke to your own personal needs. Whilst the house design will be subject to planning permission (STPP), it should be possible to incorporate modern components and architectural styles, but at the same time remain in harmony with the surrounding area. It is an excellent and rarely available opportunity in this area to create a very special residence.

For added convenience, there is mains electricity running over the site and shared private water and shared private septic tank with one other property (Plot 2).

This area is thought to be one of the most scenically attractive areas of Argyll and is sheltered by the surrounding hills. The nearby focal points of Castle Sween and the beautiful sandy beaches at Kilmory and just a short distance away and are often all to yourself, how perfect. Primary schooling is available at the nearby village of Tayvallich which also has some excellent eateries and, with secondary schooling in Lochgilphead, where a wide range of shops and facilities can be found what more could a buyer ask for. Plots such as these rarely come to the market and early enquires are highly recommended.



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.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

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SBS Cameron Macaulay
SBS Edingtons WS
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