



MacPhee & Partners

Plot at Kilchrenan, PA35 1HD



GUIDE PRICE: £45,000

- Prime Building Plot
- Mountain & Countryside Views
- Site Extending to around 0.35 Acres
- Planning Permission in Principle for Detached House
 - Services Nearby or On-Site



Situated on the outskirts of the rural village of Kilchrenan and with views over the surrounding countryside towards Ben Cruachan and Loch Tromlee only a walk away, the subjects of sale offer the opportunity to acquire a building plot, benefiting from Planning Permission in Principle for a detached house. The plot extends to around 0.35 acres.

Location

The village of Kilchrenan is approximately half a mile away and has a well respected primary school, church, village hall, two hotels, local village Inn and regular bus services to Taynuilt and Oban. The area is host to an abundance of outdoor activities including fishing on the renowned Loch Awe, one of Scotland's most famous fresh water lochs. Additional amenities and services are available in the village of Taynuilt, some 5 miles away. Taynuilt offers amongst others a post office, butcher, hair dresser, tea room and grocery shop as well as a direct rail and bus link to Oban and Glasgow. A wider range of services and amenities are available in Oban, 18 miles away, which not only provides the 'gateway to the Isles' but also has its own airport and rail links to Glasgow.

Planning Permission

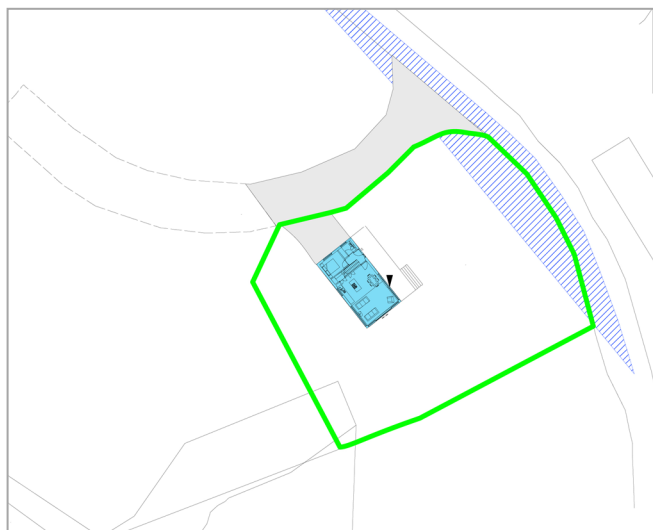
Planning Permission was granted on 4th June 2020 (Ref: 20/00181/PPP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Argyll & Bute Council Planning website - www.argyll-bute.gov.uk.

Services

The site is accessed by a shared road. It will be the purchasers responsibility to connect to the services, however mains water is at the perimeter of the site and mains electricity is located on site, with temporary supply. Drainage will be by septic tank to be installed by the purchaser.

Travel Directions

From Oban proceed towards Crianlarich on the A85. At Taynuilt take the second turning right, signposted for Kilchrenan, B845. The plot is located approximately 1.5 miles before Kilchrenan on the right hand side.



TITLE PLAN

The area outlined green is the area for sale.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic

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