



MacPhee & Partners

Mountain View Plot, Ballimore Estate, Kilchrenan, PA35 1HD



Guide Price - £95,000

- Mountain View Plot - around 0.45 Acres
 - Stunning Countryside Location
 - Idyllic Rural Position
- Planning Permission in Principle for Detached Dwellinghouse
- Mains Water, Electricity & Phone Services Located On Site
- Drainage to a Private Sewerage Treatment Unit (to be Installed)

Located on the outskirts of the rural village of Kilchrenan, the subjects of sale form a most desirable, prime mountain view plot, situated in picturesque countryside looking towards Ben Cruachan, with Loch Tromlee only a short walk away. Mountain View Plot benefits from Planning Permission in Principle for a detached dwellinghouse. This generous plot extends to around 0.45 acres with electricity, water and phone services already on site, ready for connection by the successful purchaser, with drainage to a private sewerage treatment unit. *The main image is an example of the type of property which would sit well within this stunning landscape, design is by JML SIP's Low Energy Homes. It does not indicate the actual site.*

Location

Kilchrenan is a charming country village, with a busy village hall and local church, both which hold many activities throughout the year, the Kilchrenan Inn with restaurant and bar, plus an additional two prestigious hotels, situated on the shores of beautiful Loch Awe, Scotland's third largest freshwater loch, famous for its fishing. Further outdoors pursuits on offer include sailing, golf, climbing and skiing further afield in Glencoe and Fort William. Kilchrenan is a haven for local wildlife plus has numerous walks including The Nant Forest Walk, an ancient oak woodland around three miles from the property. Taynuilt village is situated only six miles away and offers a range of facilities including a well stocked grocers, renowned local butchers, hairdressers, post office, golf course and doctors surgery while secondary schooling and principal amenities are available in the town of Oban, some 12 miles to the west. There is a bus service which operates to and from Oban and Glasgow, as does the train service which stops in Taynuilt for passengers wishing to go in either direction.

Planning Permission

Planning Permission was granted on 20th June 2024 (Ref: 24/00547/PPP) for the erection of a house. A copy of the planning permissions, site and location plans are available on the Argyll & Bute Council Planning website - www.argyll-bute.gov.uk.

Services

The site is accessed off the B845 and by a shared, new stone track. It will be the purchasers responsibility to connect to the services, however mains water and electricity are located on site. Drainage will be to a private sewerage treatment unit, to be installed by the purchaser.

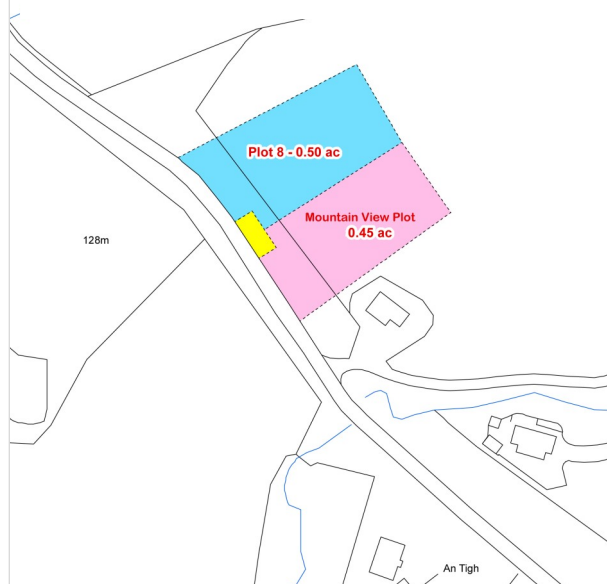
Travel Directions

From Oban proceed towards Crianlarich on the A85. At Taynuilt take the second turning right, signposted for Kilchrenan, B845. Approximately 1.5 miles before Kilchrenan turn left directly off the adjacent B845 and on to the access track where indicated by the For Sale sign. Mountain View Plot is located on the left hand side.  **trucked.strumming.tunes**



Location Plan

The area shaded pink indicates the title for sale, Mountain View Plot, and equates to around 0.45 acres.



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 tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).