



Five Fully Serviced Buildings Plots at Bonawe

Bonawe, Argyll

Five fully serviced building plots in an attractive rural village location, close to local amenities

Detailed planning consent in place for a traditionally-styled detached dwelling house on each site

Centrally located, adjacent to primary school and with access to limitless outdoor pursuits in the area

Garden ground. Off street parking

Offers in the region of £57,500 each



Situation

The plots are situated within easy commuting distance of Oban, yet in a peaceful and rural village setting.

With detailed Planning Consent already in place, these plots offer the successful purchaser an opportunity to self-build a traditional highland home in an ideal location, with a stunning backdrop of dramatic hills and only minutes from Loch Etive.

Within walking distance of the well-respected local primary school and with a regular bus service to Oban, these homes are ideal for a growing family. Alternatively, they offer the successful purchaser the opportunity to build and re-sell as an investment opportunity.

The Bonawe village was once centred around the workings of the nearby quarry, and today enjoys a thriving local community along the banks of Loch Etive. This corner of Argyll can offer stunning scenery, abundant wildlife and a wide variety of outdoor pursuits as well as tourist attractions and pleasant pubs, hotels and restaurants.

The local centre of Oban is approximately 12 miles from the village of Bonawe and provides a wide range of shops, services and professional offices. It is also the principal departure point for the Caledonian MacBrayne ferries which serve the Inner Hebridean Islands and some of the Outer Hebrides. A branch line of the Glasgow to Fort William main line serves Oban on a daily basis and the overnight sleeper to London may be joined at Tyndrum.

Directions

From Glasgow take the A82 north to Tarbet. At Tarbet take the A83 over the "Rest and Be Thankful" past the Loch Fyne Oyster Bar to Inveraray. Then follow the A819 through Glen Aray past Loch Awe. At the junction with the A85 turn left passing through the Pass of Brander to Taynuilt, continue to Connel village and turn left to cross over the Connel Bridge. Take the first right turn - signposted to Bonawe. Continue for approximately seven miles. The Archchattan Primary School is on the left hand side. The plots are just beyond the school on the left hand side.

Description

The site for the plots is in the heart of Bonawe village and enjoys a quiet and rural aspect. There is a prepared access road into the development and the successful purchaser will be responsible for their connecting driveway. The plots are on a level site.

The proposed dwellings are in two traditional Argyll styles:

Type A – 3 proposed with accommodation comprising:

Ground floor

Front porch, leading to the hallway, lounge, kitchen, utility room, Cloakroom dining room/bedroom 4.

Upper floor

Bedroom 1, en-suite, Bedroom 2, Bedroom 3 and family bathroom.

Type B – 2 proposed with accommodation comprising:

Ground floor

Entrance hallway, leading into lounge, toilet, kitchen and dining room.

Upper floor

4 Bedrooms, one of which is en-suite and a family bathroom.

All the properties will have white rough cast walls, under a slate substitute roof tile. All windows and doors will be UPVC.

Planning

Detailed planning consent was granted for the erection of the 5 dwelling houses on 6th December 2004 (Ref: 04/02010/DET). A copy of this consent is included with these particulars.

The detailed Planning Consent currently held does not preclude the successful purchaser submitting plans of their own choice for detailed consent.

Servicing

Mains electricity runs adjacent to each site. Drainage will be to the public system. Water is provided to the site from a borehole.

Council Tax Band

TBA

Viewing

The sites can be visited at any time; however, interested parties should make arrangements to view the site via the sole selling agents, so that someone can be available for discussion on site if necessary. Interested parties should also note their interest in the site to ensure that they are notified if a closing date is fixed.

Entry

By mutual arrangement.

Sales particulars and photographs November 2009

Important Notice

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.