



Site 1, Lower Achachenna

Kilchrenan, Argyll and Bute, PA35 1HG

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A prime development plot set in an elevated position on the fringe of the popular rural village of Kilchrenan.

- Planning permission in principle
- Far reaching views across to Loch Awe
- Newly constructed access track
- Idyllic rural location
- Commuting distance to Oban
- Wonderful village community
- Land extends to approximately 0.57 acres
- Services located nearby

Oban 20 miles - Lochgilhead 30 miles – Glasgow 90 miles

Description

Situated in a wonderful, rural location with far reaching views over Loch Awe, Site 1 at Lower Achachenna offers buyers an opportunity to acquire a prime development plot with outline planning permission for a single residential dwelling.

The plot is accessed from the road by a newly constructed shared private track. The track leads up a gentle slope to give access to the land which extends to approximately 0.23 Ha, (0.57 Acres). The surrounding land falls under the same ownership and we are informed that additional land may be available by separate negotiation.

The plot enjoys a wonderful countryside setting, not far from the banks of this popular Scottish loch, and is within easy walking distance from the waters' edge.

Mains services are close by for connection and it is envisaged that a private septic tank will be installed as part of the construction program.

The plot benefits from planning permission under planning reference 22/01682/PPP. Full details are available from the Argyll and Bute planning portal, or upon request from the selling agent. It is expected that interest levels will be high, and early viewing is recommended.

Location

Site 1, Lower Achachenna is located on the fringe of the popular village of Kilchrenan. The village supports several prestigious hotels, a church, village hall, a recently refurbished local inn and well-respected primary school. Secondary education is undertaken at Oban. Everyday requirements can be found at Taynuilt approximately 6 miles to the north. Taynuilt has a number of traditional stores including butcher, grocer and a Sub-Post Office. It has a modern doctor's surgery, police station, two churches, a golf course, a hotel and a tea-room.

The plot is a short distance from Loch Awe, one of Scotland's largest and most picturesque freshwater lochs with its wooded shores, ruined castle of Kilchurn and scattered small islands. It attracts numerous visitors to the area, renowned for its salmon and trout fishing, as well as enticing climbers and walkers drawn to the Cruachan and Ben Lui mountain ranges. The area is also popular with those keen on wildlife.

Further services are available in Oban, an expanding port with an attractive sea front and busy harbour, well known as the main Caledonian MacBrayne terminal and gateway to the isles.

Directions

Take the A85 from Oban to Taynuilt. Follow the road through Taynuilt until reaching the turning to the right signposted for the B845. Take



this turn and follow the road for approximately 6.5 miles to the village of Kilchrenan. Follow the road through the village, continuing to follow the road to the right, towards Dalavich. The plot is located on the left-hand side after approximately one mile.

Services

We are informed that mains services are located close to the plot and advise purchasers to make enquiries with the service providers to determine the cost of connection.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs

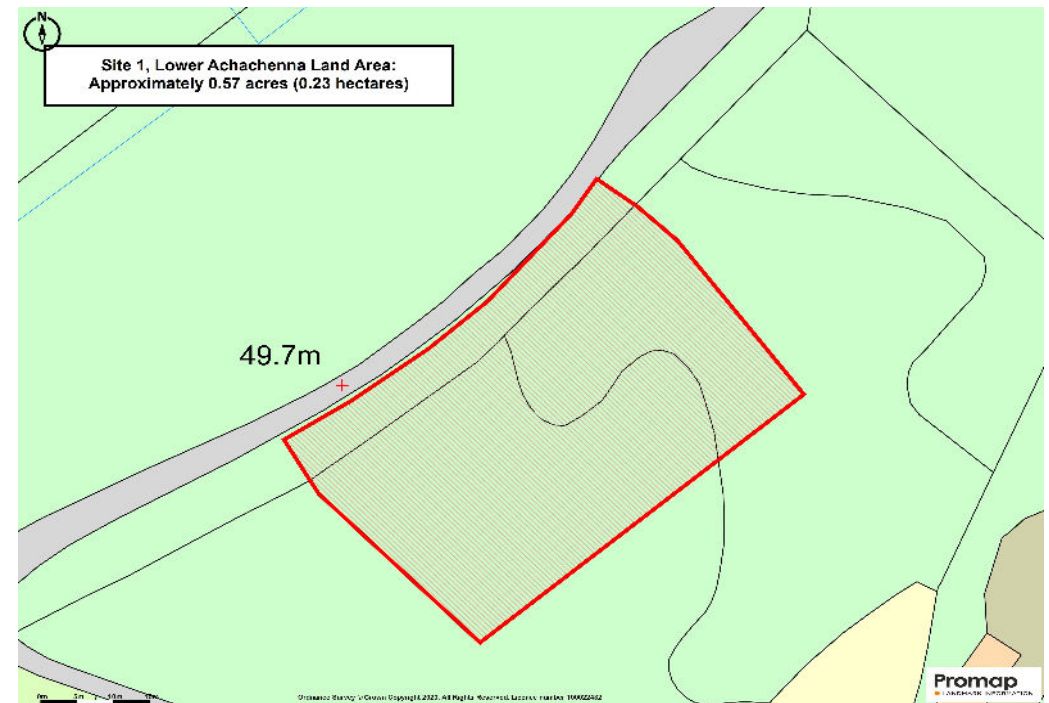
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Bell Ingram Oban
5 Albany Street, Oban, PA34 4AR
01631 566 122
oban@bellingham.co.uk

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5 Albany Street, Oban, PA34 4AR
Tel: 01631 566 122 Fax: 01631 566 908
www.bellingram.co.uk oban@bellingram.co.uk

