



Tigh-An-Lochan, Plot 8, Kilchrenan, Taysnult, PA35 1HD  
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 **Bell  
Ingram**







# Property Description

Set in a much sought-after area on the fringe of the village of Kilchrenan, Tigh-An-Lochan, Plot 8, offers buyers an opportunity to acquire a prime residential plot, a wonderful opportunity for those looking to develop their dream home in this popular village location.

The plot is served by a shared access track, leading to the boundary which denotes the plot entrance. The land is mostly level, rising slightly to the rear with the natural contours of the land.

The plot benefits from detailed planning permission for the development of a single residential dwelling, details of which are available on the Argyll and Bute website under original planning reference 21/01634/PP.

The plans were recently amended to reconfigure the outbuilding, utilising an alternative roofing material. Further details can be found under planning reference 22/01644/NMA.

Kilchrenan 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.



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Offers Over £70,000

# Plans

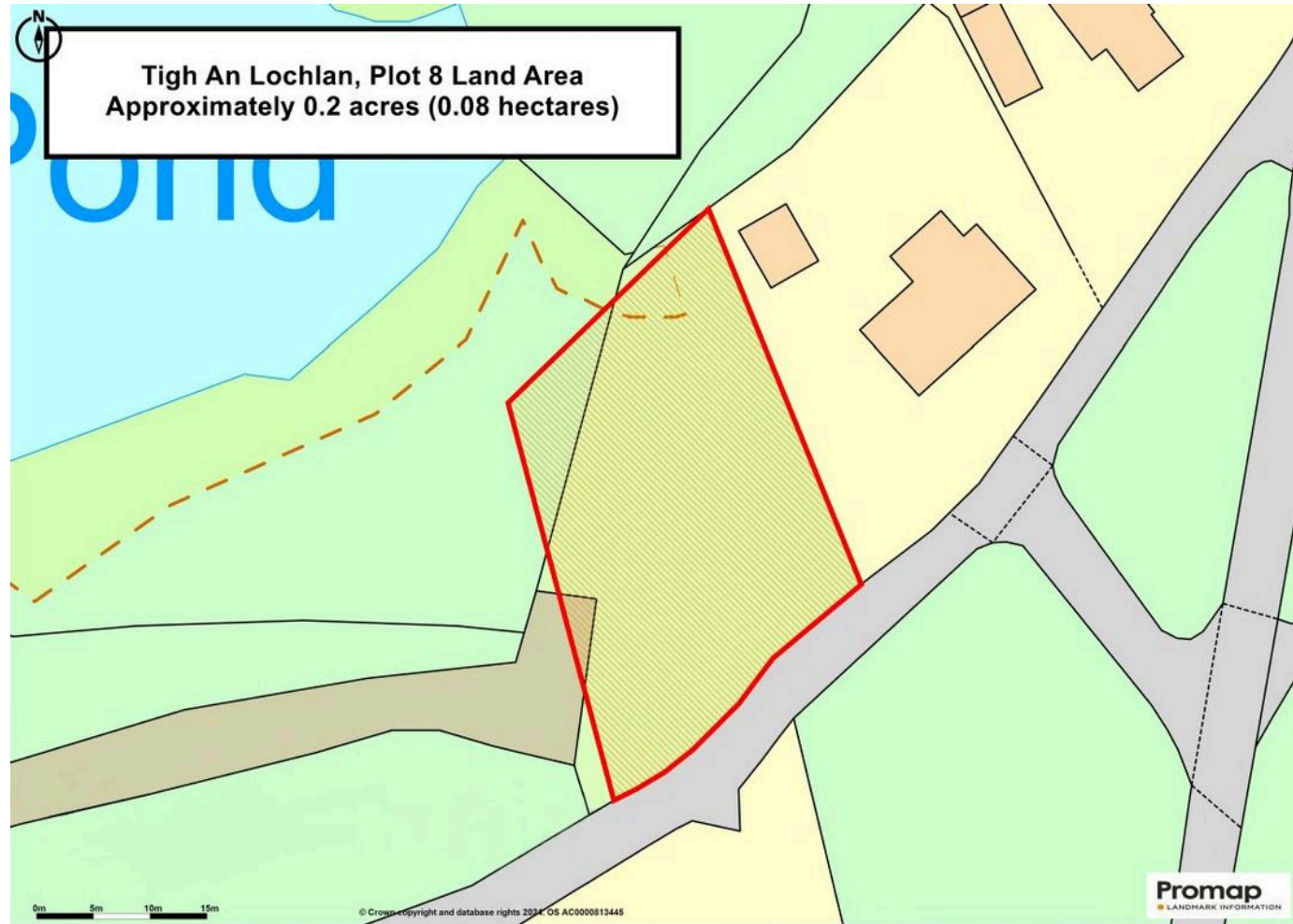
Approximate gross external area  
**0.2 acres**

## Location

### Directions

Take the A85 from Oban to Taynuilt. Follow the road through Taynuilt until reaching the turning to the right signposted for the B845 toward the village of Kilchrenan. Continue along this road for approximately 4.6 miles then take the private track on the right. Tigh An Lochan, Plot 8, is located on the right, clearly marked by a Bell Ingram sale board.

What3words ///disputes.craters.countries



# Details

## Local Authority

Argyll and Bute

## Tenure

Freehold

### Services & Additional Information

We are informed that mains water services and electricity are located close to the plot and advise purchasers to make enquiries with the service providers to determine the cost of connection. Drainage is shared with neighbouring properties.

### 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- June 2024

Enquire



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Viewing strictly by appointment

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