



MacPhee & Partners

OBAN

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5 RURAL BUILDING PLOTS Tromlee, Kilchrenan

PLOTS FROM: £55,000

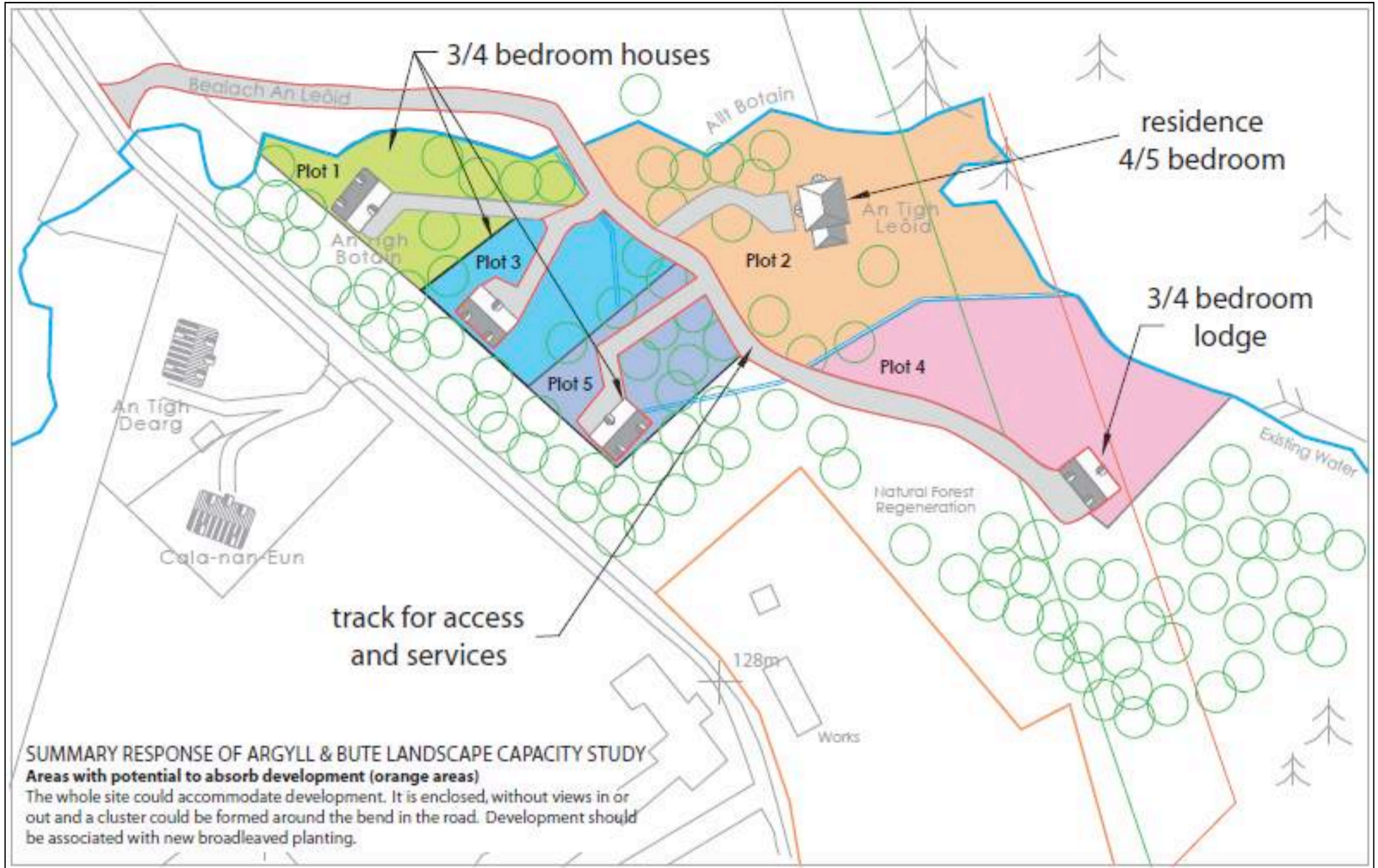
Situated in the rural village of Kilchrenan and with views over the surrounding picturesque countryside and Loch Tromlee only a short walk away, the subjects of sale offer the opportunity to acquire up to five building plots benefiting from Outline Planning Permission (planning applications have been approved for plots 1, 2, 3 and 5). The sites are situated by a natural stream with access to the sites provided from the shared access track. 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 which not only provides some of the finest brown trout fishing, but also an opportunity to see the breathtaking sites and explore the various islands and castles Loch Awe has to offer.

The village of Kilchrenan is approximately 1/2 a mile away and has a well respected primary school, church, village hall, two prestigious hotels, local village Inn and regular bus services to Taynuilt and Oban. Additional amenities and services are available in the village of Taynuilt, some 5 miles away. Taynuilt offers amongst others a hotel and pub, post office, butcher, baker, 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 and the University Campus for the University of the Highlands and Islands and the Scottish Association for Marine Science.

- 5 Building Plots
- Rural Location
- Countryside Views
- Plots 1,2,3 & 5:
Outline Planning
Permission In Place
- Plot 1: £65,000
- Plot 2: £85,000
- Plot 3: £60,000
- Plot 4: Coming Soon
- Plot 5: £55,000



SITE PLAN



Services

Services are available for connection close by.

Planning Permission

Outline Planning Permission for plots 1 and 2 was granted in June 2010 and for 3 and 5 in February 2011. Copies of the permission may be inspected at the offices of the selling agents.

Viewing

Interested parties should contact the selling agents to arrange a viewing, to obtain further details, or to note interest.

Directions

From Oban proceed towards Crianlarich on the A85. At Taynuilt take the 2nd right signposted for Kilchrenan. Approximately 1 1/2 miles before Kilchrenan turn left onto the access track where indicated by the For Sale sign. Plot one is situated just along this track on the right hand side of the stream, with Plots 3 and 5 adjacent to it and Plot 2 is situated further along on the left hand side.



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. 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.

