



West
Property

BUILDING PLOT, SCAMMADALE, KILNINVER,
PA34 4UU
OFFERS IN EXCESS OF £60,000





OVERVIEW

This picturesque building plot is approximately 0.23 acres and sits in the tranquil setting of Scammadale. The site is nestled in front of a wooded area and looks on to beautiful countryside views and a stream. This site has outlining planning permission to build a dwelling. The site sits adjacent to other properties and therefore services could be connected easily. The access to the property is directly off the road making material delivery simple and easy. Further details of the site and planning application can be found on the Argyll & Bute Website under planning number 17/03105/PPP.



LOCATION

The building plot is located on a quiet road off the main Argyll Coastal road (A816) and leads to Loch Scammadale. There are two other houses in the immediate area of the plot and other properties in the surrounding area. There is a regular bus service at the end of the road. Oban is approximately 12 miles and Lochgilphead is 30 miles drive away.



PLANNING PERMISSION

The permission granted was a planning permission in principle (PPP) only with no design details approved. A further detailed application will be required for any proposed dwellinghouse on the site which will require to adhere to the design condition (no. 6) attached to the PPP. Please see agents for more details

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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