

DEVELOPMENT OPPORTUNITY

Campbeltown Road, Tarbert, PA29 6YF



BIDWELLS

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Campbeltown Road • Tarbert • PA29 6YF

An excellent residential development opportunity with Planning Permission in Principle for 16 units on the outskirts of the picturesque village of Tarbert.

*Tarbet less than 1 mile; Lochgilphead 14 miles; Oban 50 miles;
Glasgow 104 miles; Edinburgh 148 miles
(all distances are approximate)*

- The Property extends to approximately 5.02 Hectares (12.40 acres)
 - Envable location overlooking West Loch Tarbert
 - Sought after and highly desirable rural location
- Benefitting from pockets of ancient woodland and open grassland
 - Information Pack available

Offers Over £250,000





LOCATION

The Property sits on the outskirts of the village of Tarbert on Loch Fyne - known as the gateway to the peninsula of Kintyre – and in walking distance (approx. 18 mins) to a good selection of independent shops including gift shops, newsagents, grocers, cafes, restaurants public houses, post office, bank, medical centre, numerous hotels and Guesthouses as well as a village hall and gallery.

Tarbert Academy provides education for the village and surrounding areas for children aged 3-18. Various highly regarded independent schools are available within the wider area including Lomond School, Helensburgh and St Columba's, Kilmacolm. The village of Tarbert is well known for its attractive natural harbour which is still home to a small working fishing fleet and is an increasingly popular destination for the yachting fraternity.

A greater range of amenities can be found further north in Lochgilphead, the administrative centre for the Argyll and Bute region. Which provides a sports centre, library, supermarkets, veterinary practice, banks and a regional hospital with Accident & Emergency services.

Connections to all mainland destinations can be made by bus. The closest airport, with scheduled domestic flights, is Campbeltown Airport, Machrihanish with direct flights to Glasgow Airport. International flights are available from Glasgow and Edinburgh airports, both of which can ordinarily be reached in two-and-a-half hours and three-and-a-half hours respectively.

THE DEVELOPMENT

The Property benefits from Planning Permission in Principle to develop 16 new homes; 4 units are to be affordable and the remaining 12 would be detached with expectation of these being 3 to 4 bedroom homes. Approximately 1.93 hectares forms part of the planning permission with the remaining 3.09 hectares to be retained as antient woodlands, secondary woodland and grassland.

The Property is to be accessed off the B8024 (Campbeltown Road), where sufficient visibility would be achieved. The development requires a new access to be created from the B8024.

A detailed technical pack can be made available to all interested parties, with the following included:

- Topographical Survey
- Site Layout
- Drainage Strategy
- Flood Risk Assessment

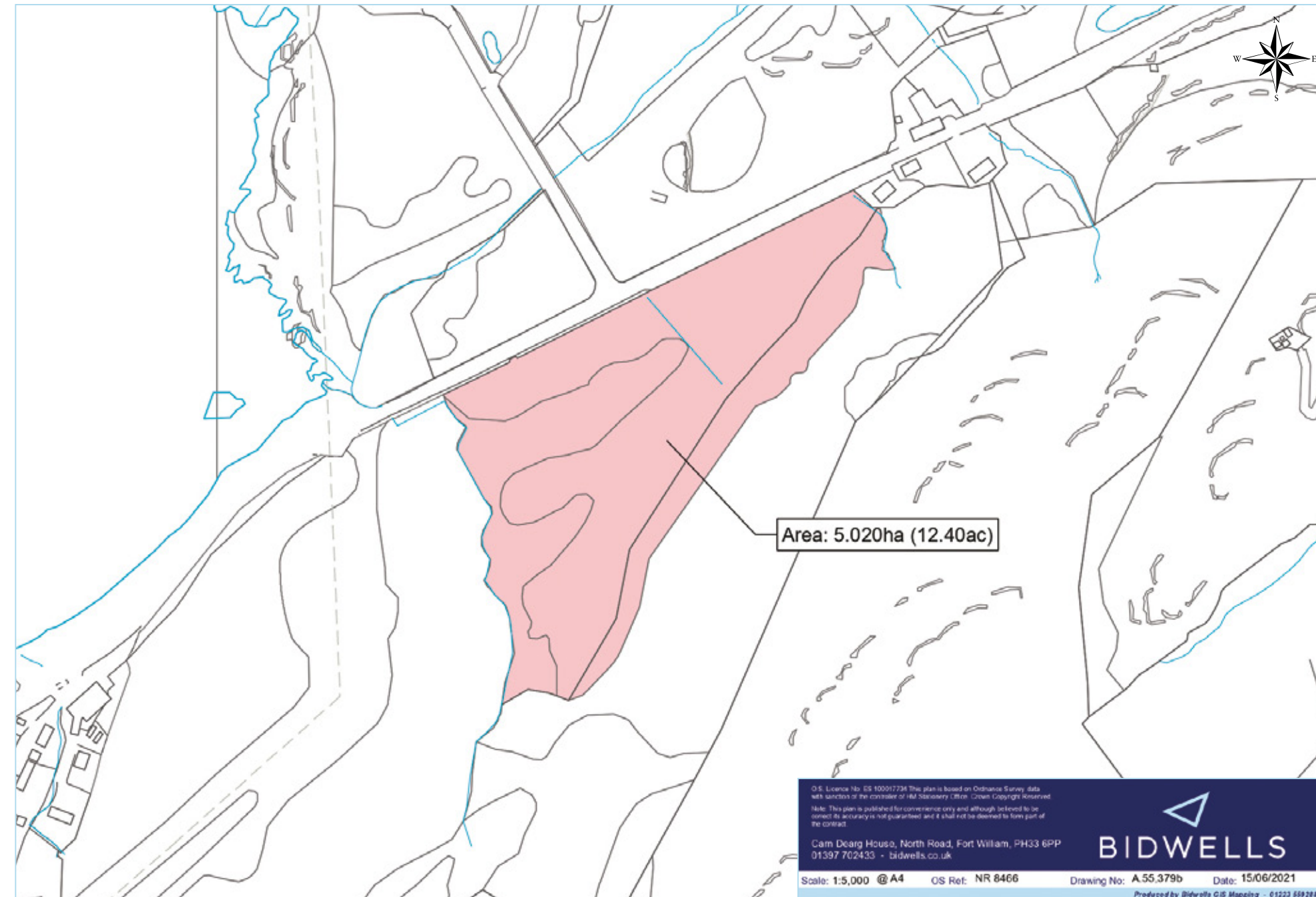


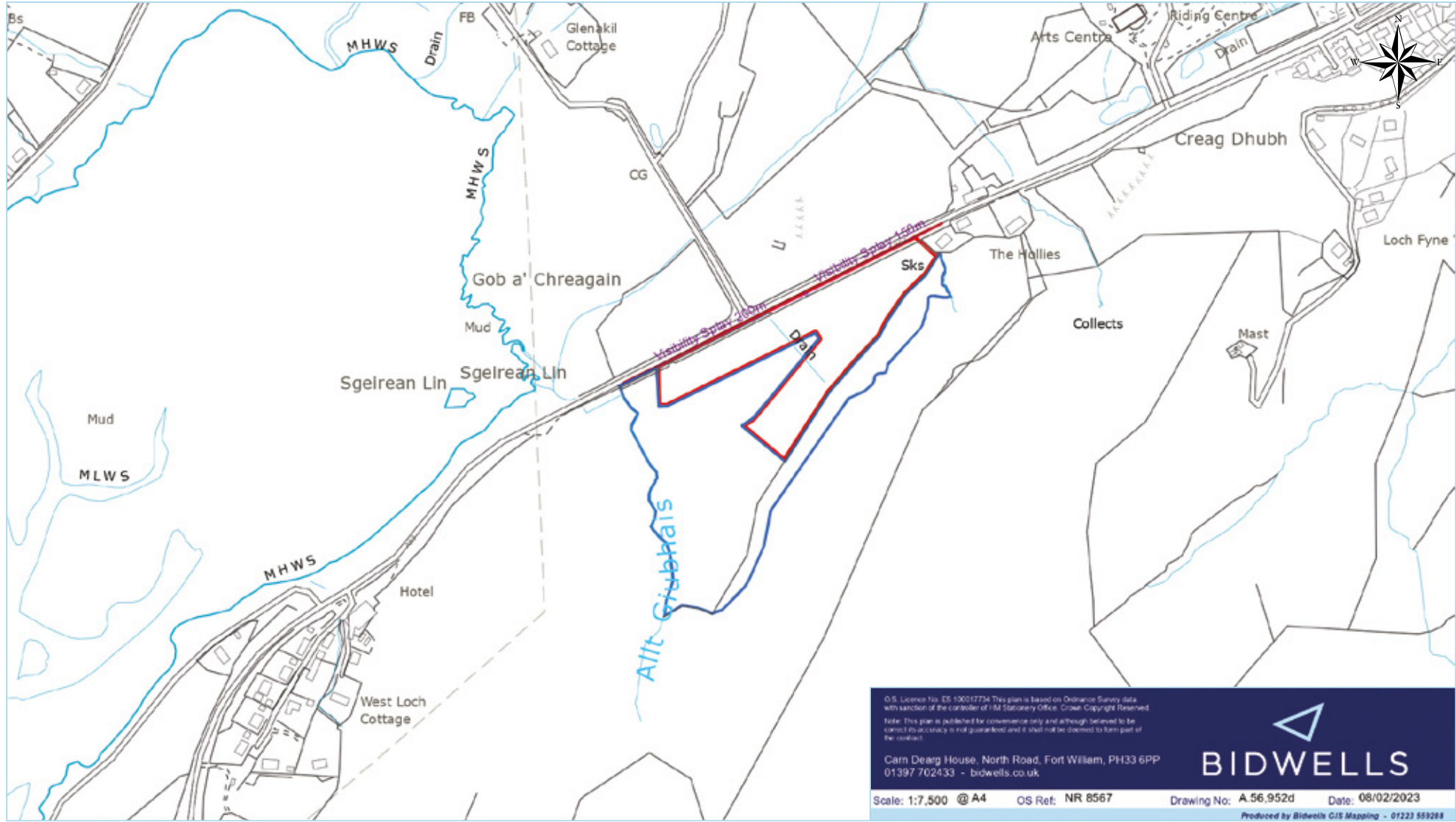
SURROUNDING AREA

To the south, the Kintyre Peninsula opens up to provide an array of excellent leisure opportunities. Well known for beautiful views in every direction with numerous beaches, an abundance of flora and fauna, a great variety of birds and heritage sites - some dating back 6,000 years. For keen walkers, the Kintyre Way (which stretches for just over 100 miles from Tarbert to Dunaverty Bay) is easily accessed with various diversions possible for the novice. A circular road follows the coast of the peninsula with spectacular sea views across to the Isle of Jura, Islay and Gigha to the west and the Isle of Arran on the east.

At the most southern point is the famous Mull of Kintyre and the Royal Burgh of Campbeltown which offers a variety of attractions including a heritage centre, the restored Art Nouveau-style Campbeltown Picture House, Linda McCartney Memorial Garden and the Campbeltown Cross. Campbeltown was once known as the 'Whisky Capital of the World' thanks to its 34 distilleries. Today there are just three remaining: Springbank, Glen Scotia and Glengyle's Kilkeran.

Regular ferry services, operated by CalMac, provide access to the region's many islands and an alternative route to the central belt. From Kennacraig (three miles south of Escart) daily ferries service Islay, Jura and Colonsay. Portavadie and the Cowal Peninsula ferries leave from Tarbert, across Loch Fyne, providing access to four ferry terminals. The ferry terminal at Claonaig, to the east, provides crossings to the Isle of Arran. The Isle of Gigha is also easily accessible, with regular ferries leaving from Tayinloan. During the summer months, there is also a fast ferry service to Ballycastle in Northern Ireland from Campbeltown.





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GENERAL INFORMATION

INFORMATION PACK

A comprehensive Information Pack can be made available to interested parties.

The Information Pack contains copies of planning, technical and legal documents relating to the property. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the Information Pack.

FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain but there could still be localised effects from flooding in some places.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

DIRECTIONS

Travelling west from Glasgow, follow the M8 and A82 to the A83. Follow the A83 south through the villages of Inveraray, Lochgilphead, Ardrishaig to Tarbert and onwards for approx. 1.9 miles, take a left onto Escart Farm Road.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Fort William office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold)

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.



SERVICES

DEVELOPMENT PLOT, CAMPBELTOWN ROAD	
Water & Electricity	Proposed to connect into mains nearby
Drainage	Proposed to connect into mains nearby
**Broadband	Superfast Fibre available
**Mobile Signal	3G/4G outdoors and limited indoors; currently no 5G coverage

***Please note we have complied this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get is dependent on a number of factors and may differ between providers. We would strongly recommend you check Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider direct to ascertain the level of service they can provide for you.*

RESTRICTIONS AND THIRD PARTY RIGHTS

Third Party Rights: The sellers are not aware of any third-party rights over the property.

Listing Status: None

Conservation Area: No

PLANNING PERMISSION

The property benefits from Planning in Principle obtained by Bidwells. Further planning information can be viewed on the Argyll and Bute Council Planning Portal under ref: 22/02572/PPP.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, to withdraw the property, or to exclude any part of the property shown in these particulars. In the event that the property is sold in lots, title conditions may be created for access and provision / maintenance of service media and any new boundary fences required as a result that may need to be erected. The seller may also reserve as necessary out of the sale, such rights of access and rights to services necessary to facilitate retained development opportunities.

APPORTIONMENTS

The Commercial Rates and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

LOCAL AUTHORITY

Argyll & Bute Council
Kilmory House
Lochgilphead
Argyll
PA32 8XW

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SELLING AGENT

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