

Land at Kilchamaig Gate

Whitehouse, Tarbert, PA29 6XS

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An opportunity to acquire a building plot extending to 0.25 Acres, set in an elevated position with far reaching views across West Loch Tarbert

- Two plots available
- Planning permission in principle for both plots
- Each plot extends to approx. 0.25 Acres
- Elevated position with far reaching views
- Close to the idyllic coastal village of Tarbert
- Services available in the local vicinity
- Additional land may be available by separate negotiation

Tarbert 7 miles - Campbeltown 31 miles – Oban 55 miles – Glasgow 110 miles







Description
Set in a secluded, elevated position with far reaching views across West Loch Tarbert, the Land South West of Kilchamaig comprises of a parcel of land suitable for two dwellings, with each extending to around 0.1 Ha (0.25 Acres). Planning Permission in Principal was granted on 3rd November 2017 for the erection of two dwelling houses. More details on this can be found on the Argyll and Bute Council website using reference 17/02882/PPP. Alternatively, details can be made available from the sole selling agents by request.

Access to both plots will be from a newly constructed shared private track leading through the surrounding farmland, with a private entrance leading into each plot.

The plots command a prime position and benefit from far reaching views across the unspoilt countryside to West Loch Tarbert and the hills beyond. They offer scope for the construction of bespoke family homes. Additional land may be available upon request.

The picturesque countryside and traditional communities of the West Coast of Scotland make this area popular with those seeking a change of lifestyle. Viewing is recommended.

Location
Land South West of Kilchamaig Gate is located in Whitehouse, a hamlet on the Kintyre peninsula, situated only 7 miles south of the coastal village of Tarbert.

Tarbert is one of the most attractive fishing villages in Argyll, with its colourful harbour attracting commercial vessels and pleasure craft throughout the year. It supports a number of shops, pubs, hotels and restaurants plus a high-performing state school offering primary and secondary education. There is a short 9-hole golf course. Kintyre also has two major golf courses at Machrihanish, including the Machrihanish Links – one of the finest links in the country and voted one of the top 50 courses in the UK.

The plot(s) is conveniently located for exploring Kintyre and wider Argyll. The area boasts fishing, walking and other outdoor pursuits in abundance. The region is peppered with excellent sea angling, fly fishing and coarse fishing opportunities in some wonderfully picturesque locations, be the rivers, the sea or freshwater lochs. Loch Fyne is popular with sailors, who have the options of a leisurely, navigable route, via the Crinan Canal to the Inner Hebrides, or a longer sail, via Kilbrannan Sound and round the famous Mull of Kintyre.

A regular ferry service operates to the famous whisky isle of Islay from Kennacraig, just 2 miles north of the plots. The ferry terminal at Claonaig, to the east, provides crossings to the Isle of Arran. Portavadie and the Cowal Peninsula are just a short ferry journey, from Tarbert, across Loch Fyne. The area is very quiet with many walks and areas for cycling. A bus service to Oban, Glasgow and beyond passes the plots on a regular basis. There are also regular flights available from Machrihanish to Glasgow. The island of Gigha is also easily accessible, with regular ferries leaving from Tayinloan, just 10 miles from the plots.

The town of Lochgilphead, approximately 11 miles to the north of Tarbert, is the administrative centre of Argyll and Bute. The town offers a variety of amenities and shops including a sports centre and library as well as professional offices, supermarkets and a hospital.

Directions
From Tarbert, follow the A83 South towards Campbeltown for approximately 7 miles to the village of Whitehouse. Continue through the village for around half a mile, following the road up the hill. The plots are located on the right-hand side marked by a Bell Ingram 'For Sale' board. Access is on foot by way of a farm track located just before the single cottage on the right-hand side, just before the plots.

Services
Services to the plot are not currently connected, however water and electricity services are located within the vicinity. Connection of services will be at the expense of the purchaser. Interested parties should make their own enquiries.

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 4th directive of the Money Laundering Regulations 2017, effective from 26th June 2017, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewing
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.

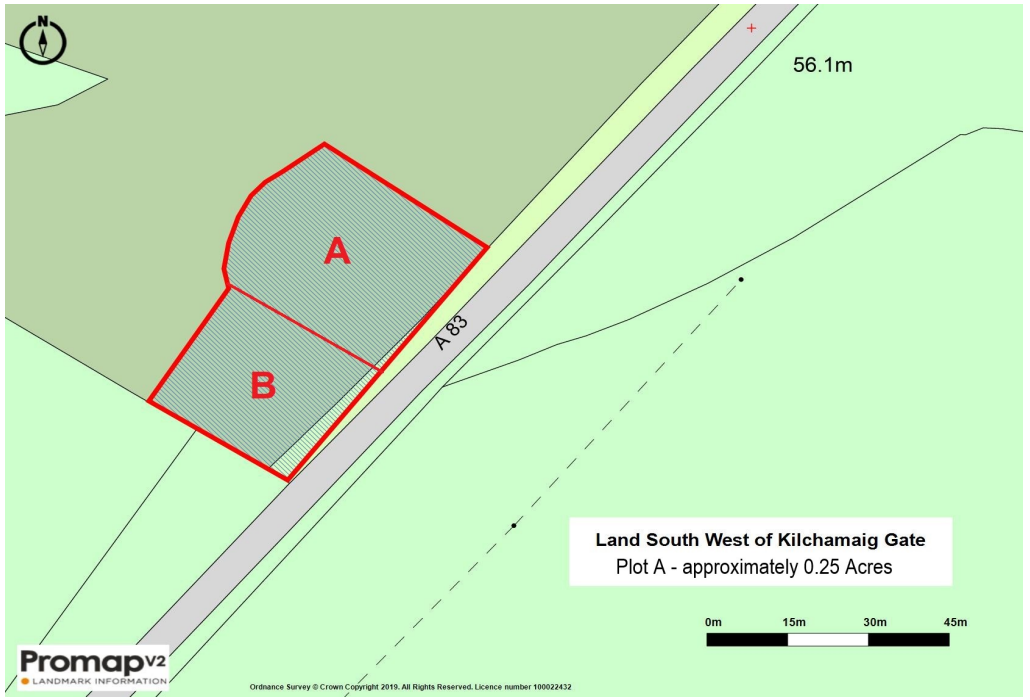
Agent Note:
The two plots are available at Offers Over £65,000 each.

Particulars and Photographs
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