

DEVELOPMENT PLOT AT WOODBANK

CAMPBELTOWN, ARGYLL AND BUTE



Galbraith

DEVELOPMENT PLOT AT WOODBANK, CAMPBELTOWN, ARGYLL AND BUTE, PA28 6RJ

Rare development opportunity in a rural yet accessible location

Southend 5 miles ■ Campbeltown 4 miles
Campbeltown Airport 4.2 miles ■ Glasgow 141 miles

- Elevated sites with far reaching views
- Planning permission for a 3 bedroom dwelling
- Planning permission for a detached garage
- Services near by
- More land available via separate negotiation

Available as a Whole

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

The plot enjoys an elevated position offering seclusion and privacy, with uninterrupted views over the surrounding countryside. Close to the plot is the village of Southend with shop, medical centre and post office. There is also a café and 18-hole golf course enjoying a superb location on the Kintyre Peninsula. The internationally renowned Machrihanish Golf Course is also nearby.

Within easy reach of the property is Campbeltown with its wide choice of services, including shops, schools, hospital, small cinema and leisure centre with swimming pool. It is also the home of several whisky distilleries including the famous Springbank. On the edge of the town is a large marina with berths for visiting yachts, chandlery and other services. As well as its unspoilt scenery, the area is known for its diverse wildlife and range of outdoor pursuits including walking, cycling, bird watching and riding. Close to Brecklate is the popular Wilder Ways Riding School offering a range of riding adventures.

The plot is situated within easy reach of the main road network. There is also an airport a few miles to the north offering daily services to Glasgow International Airport. In the summer months, a car ferry operates between Campbeltown and Ardrossan south west of Glasgow.

DESCRIPTION

The plot extends to 0.21 Ha (0.53 Acres) which has planning permission for the erection of a 3-bedroom dwelling and detached garage. Planning permission was granted on 17th March 2021. Full details on the planning permission can be found on the Argyll and Bute planning portal with reference 21/00605/PP. <https://publicaccess.argyll-bute.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ2Q11CHI5L00>

SERVICES,

Some services are either close by including water and telephone with electric already on site. Drainage will be to a septic tank, the buyers will be responsible for their installation.

Property	Water	Electricity	Drainage
Plot at Woodbank	Mains (close by)	Mains (Close by)	Septic tank to be installed by the buyer(s)

ADDITIONAL LAND & CLAWBACK

There is further 1.75 ha (4.32 Acres) of land situated adjacent to the development site which is available via separate negotiation. Further details are available from the Selling Agents.

Please note the missives of sale will be subject to the purchaser granting a standard security in favour of the Sellers to clawback 25% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over the additional area of land, being obtained subsequent to the date of entry for a period of 25 years.

NOTES

The buyer(s) will be responsible for construction of the access road(s) from the existing road to the plot(s). Additional servitude rights and title conditions will apply covering access and service rights for all the plots. For further information, please contact the selling agent.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://what3words.com/ridiculed.fear.shredding>

POST CODE

PA28 6RJ

SOLICITORS

Brodies LLP
58 Morrison Street
Edinburgh,
EH3 8BP

LOCAL AUTHORITY

Argyll and Bute

<https://www.argyll-bute.gov.uk/home>

ANTI MONEY LAUNDERING (AML) REGULATIONS

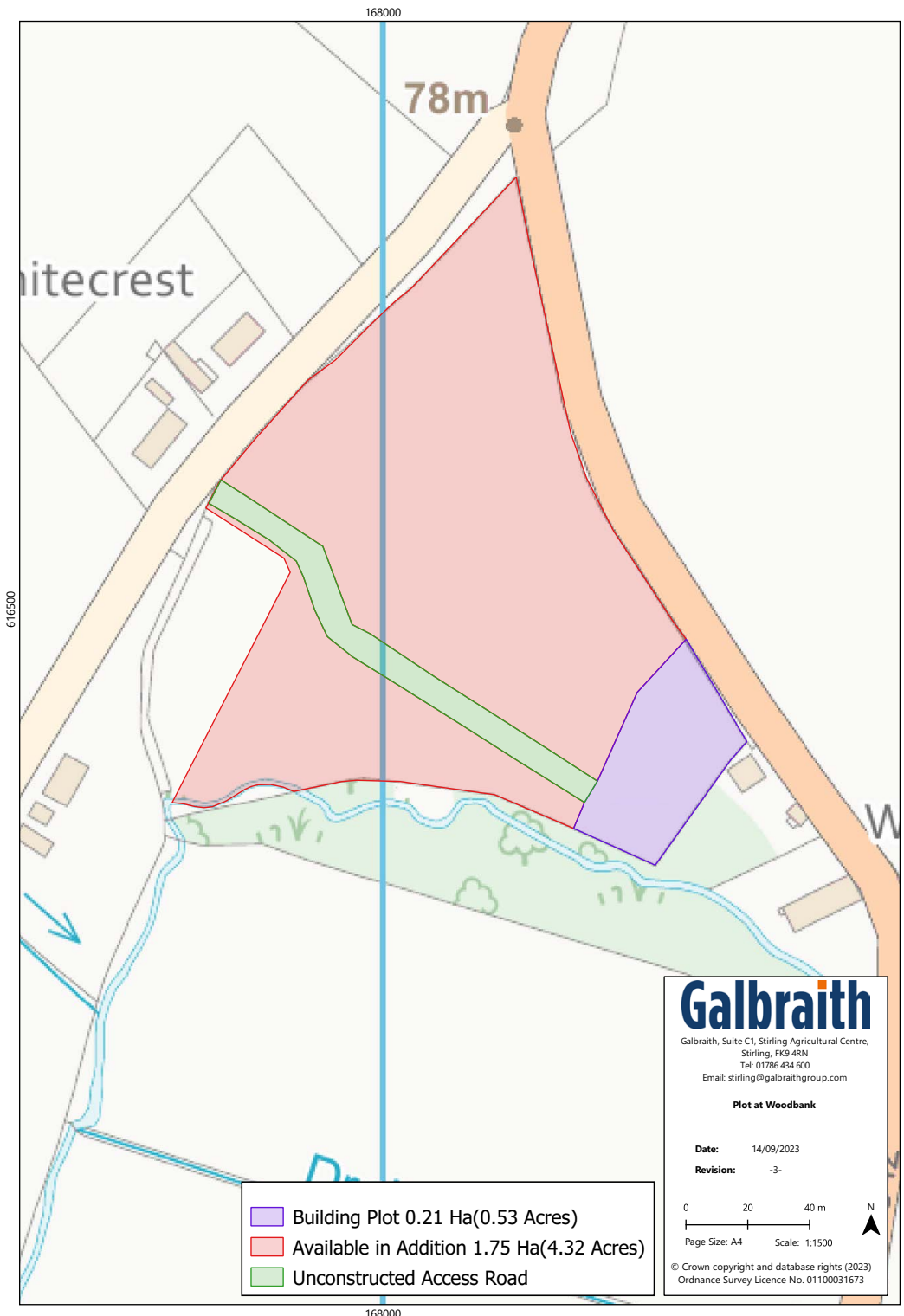
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

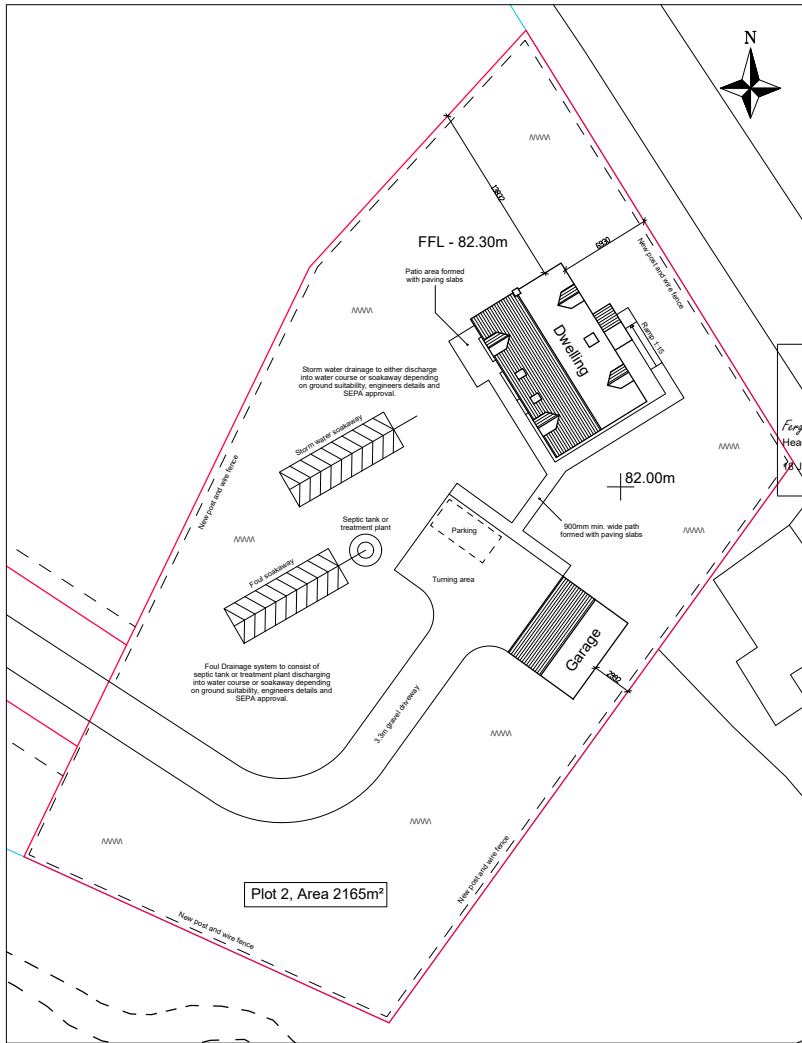
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

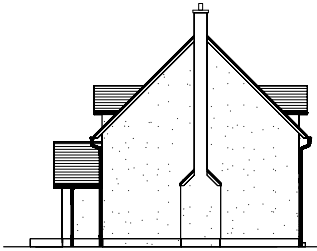
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in July 2023.





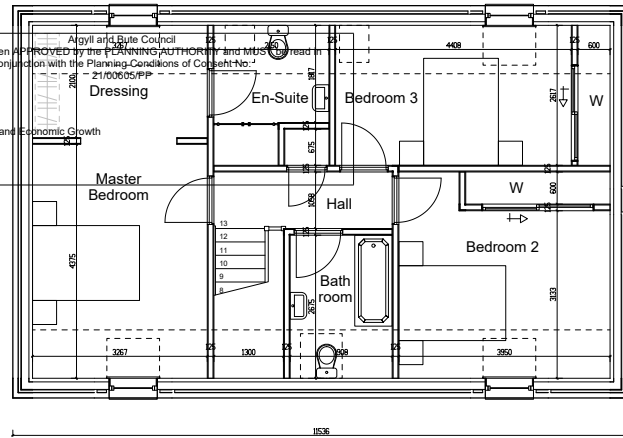
NORTH EAST ELEVATION ... 1:100



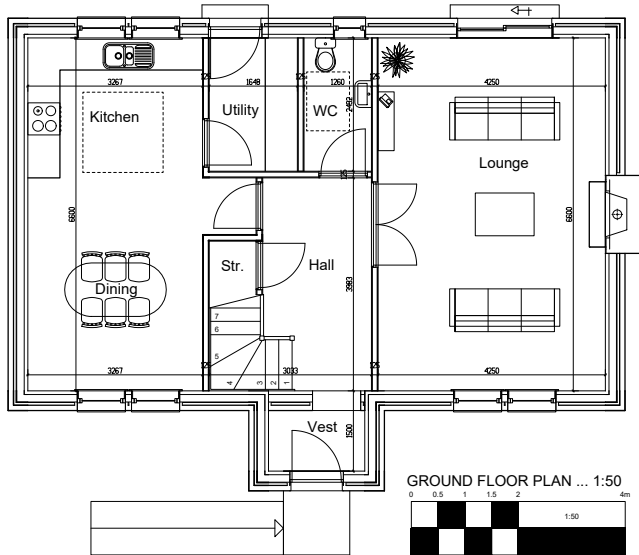
NORTH WEST ELEVATION ... 1:100



SOUTH WEST ELEVATION ... 1:100



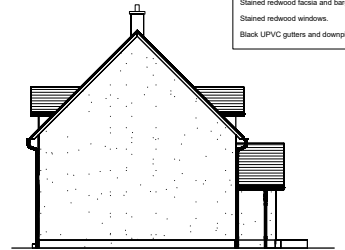
FIRST FLOOR PLAN ... 1:50



GROUND FLOOR PLAN ... 1:50

External Finishes

- Natural slate roof finish
- Plain cement render base course and bands around doors and windows.
- White wet dash on render to walls.
- Stained redwood fascia and bargeboard.
- Stained redwood windows.
- Black UPVC gutters and downpipes.



SOUTH EAST ELEVATION ... 1:100



A. Dimensions added to site plan MW 200811

Plot 2 - 1 1/2 Store
Mr R. Squair
Cherrybank, Southend Road
Campbeltown, Argyll
Squat

General Arrangement

Scale: 1:50	MW
Project: 11111 - 07a	Date: 16/08/2011
500	500



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PLEASE RECYCLE