DEVELOPMENT OPPORTUNITY 0.22 ACRES (0.089 HECTARES)



# 2 Kerrycrusach Farm

# Isle of Bute



## FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

# 2 KERRYCRUSACH FARM BUTE PA20 9PE

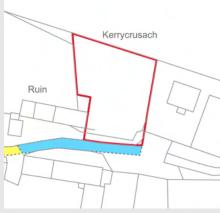
- Site area of c.0.22 acres (0.089 Hectares)
- Located in the heart of the Isle of Bute
- Rarely available residential development opportunity
- Only 6 minutes drive from the islands main town, Rothesay
- Existing planning permission in place for erection of single storey home

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**DESCRIPTION** Originally forming part of Kerrycrusach Farm, the subject site extends 0.22 acres B881 (0.089 Ha) and is accessed from the (main arterial road from North to South on a single island) via track road. The access is regular opportunity in shape and benefits from spectacular views of the nearby Loch Ascog and beyong to the Argyll hills in the North. The site is partially cleared, and ready immediate development which could suit property developers and 'self build' parties alike. With the Pavilion opening in 2026 this is a potential AirBnB oppurtunity given the distinct lack of temporary accommodation on the island.

## ...Rarely available development opportunity...







### **PLANNING** The site is to be sold with the benefit of planning permission for the erection of a single dwelling (planning ref:- 22/01822/PP). It also included the erection of a small building which could be an AirBnB opporuntiy. If interested parties wish to request changes to the planning application. For any queries in this regard, parties should contact the Planning department at Argyll and Bute Council. All of the current neighbouring occupiers are residential in nature.

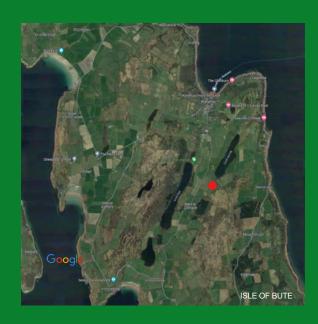
## ...located minutes from Rothesay, amenities and Ferry Terminal ...

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#### PRICE/OFFERS

Price on application.

Offers are invited for our clients heritable interest.

Whilst our clients preference is for clean offers, they will consider offers suspensive on planning.

#### FURTHER INFORMATION

Any interested parties are advised to notify the sole selling agents of their interest in order to be kept advised of a closing date.

Offers will be required to be in Scots legal form and should provide information relative to their offer supporting their proposal both in terms of technical consideration and deliverability as well as being able to demonstrate ability to fund the proposed development. Information which requires to be submitted with the legal offer will be set out in the closing date notification letter.

#### ANTI MONEY LAUNDERING PROCESS (AML

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction.

As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

#### VIEWING ARRANGEMENTS

Further information and viewing arrangements are available by contacting the Sole Selling Agents,

Graham + Sibbald llp:-

Tom Conway 07810 544 912 TOM.CONWAY@G-S.CO.UK



ies 0141 332 1194

Mark Gillies 07787 291 149 MARK.GILLIES@G-S.CO.UK

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices Date of Preparation of Details: October 2023.