

FOR SALE
DEVELOPMENT OPPORTUNITY
0.22 ACRES (0.089 HECTARES)



2 Kerrycrusach Farm Isle of Bute

PA20 9PE



RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE

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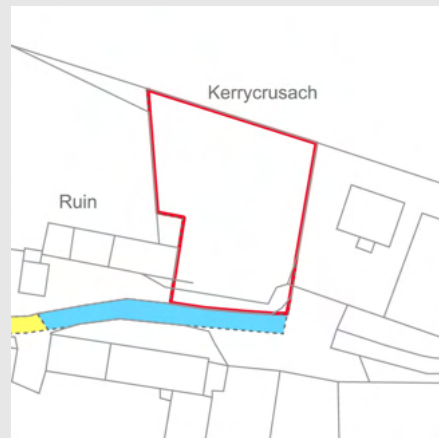
2 KERRYCRUSACH FARM
BUTE

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

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

...Rarely available development opportunity...



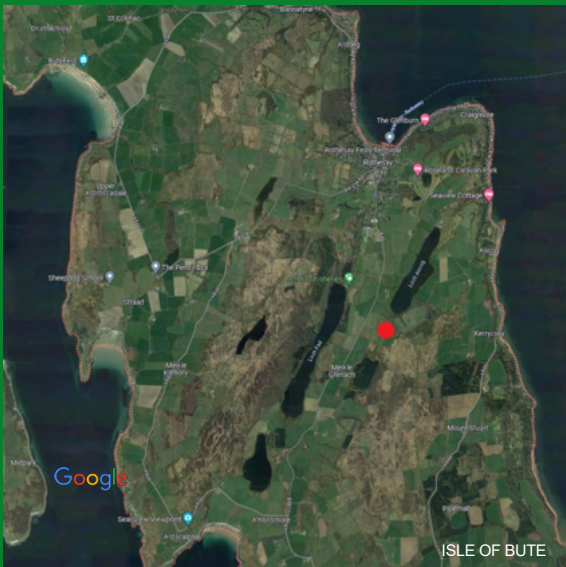
PLANNING The site is to be sold with the benefit of planning permission for the erection of a single dwelling (planning ref:- 22/01822/PP). It also included the erection of a small building which could be an AirBnB opportunity. If interested parties wish to request changes to the planning application. 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:-

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