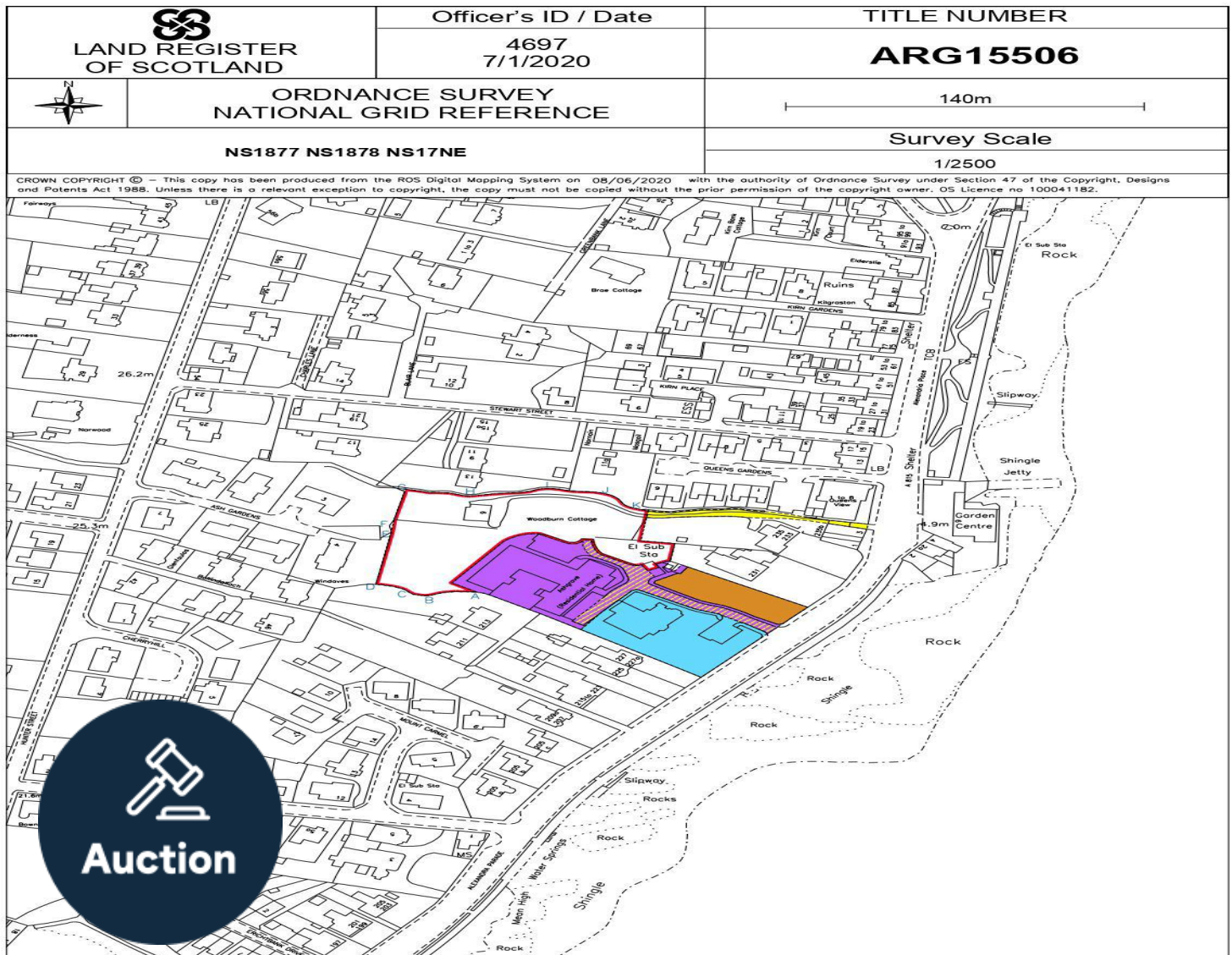




Land in PA23

Marine Parade, Kirn, Dunoon, Argyll and Bute, PA23 8HE

£90,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Previous planning ref
- ✓ Approximately 4,900sqm (0.49 Ha)
- ✓ Potential for a range of other development opportunities (STPP)
- ✓ Mains water, electricity and gas service connections are all available on-site and it is ready to break ground as soon as required.

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to offer to the market a fantastic development site in the beautiful Cowal peninsula town of Dunoon. At approximately 4,900sqm (0.49 Ha), the site offers the ideal setting for a range of stunning bespoke properties in a truly perfect location. Full Planning Permission was previously granted for the erection of four detached properties on the site, including associated parking and private gardens on each plot. The approved plot sizes were as follows -

- Plot A - Approximately 757.53sqm (0.187 acres)

Positioned on level ground, this plot borders the existing watercourse and treeline to the rear. It also features flooring and elements of the historic coach house on the site. * Plot B - Approximately 646.76sqm (0.159 acres)

Positioned on level ground, this seaview plot also borders the existing watercourse and treeline to the rear. * Plot C - Approximately 1127.85sqm (0.279 acres)

Positioned on elevated ground, this seaview plot runs alongside the existing watercourse and is bordered on three sides by high level walls and mature trees to give an enclosed garden space

- Plot D - Approximately 2,029.64sqm (0.501 acres)

Positioned on secluded level ground with surrounding mature woodland, this plot features historic architectural details with stone staircase rising to an elevated viewpoint, offering seaviews across the Firth of Clyde. Exposed stone facings on the plot provide huge landscape potential for the keen gardener. Full details of the former full Planning Permission can be found on Argyll & Bute Council's Planning website (number 20/02336/PP). Whilst Planning was granted for four very modern detached properties, a more traditional design approach could be adopted for the properties. The purchaser is able to remodel the site layout and amend the house types to suit their own designs, subject to Planning Permission. This flexible piece of land also has the potential for a range of other development opportunities. The land previously also held Planning Permission for the erection of Assisted Living Accommodation cottages (number 08/01422/DET). Potential purchasers would be required to make enquiries with Argyll & Bute Council's Planning Department should they wish to discuss alternative proposals for the land.

Mains water, electricity are available on-site and it is ready to break ground as soon as required. There is a redundant gas connection nearby, surface and foul water connections extend to within the site.

There are two parking spaces in the adjacent Care Home car park which are part of the site.

There is a steel builders store is on the site which is available by separate negotiation.

Please note we have not inspected this property.

Price: Starting Bid £90,000

Property Type: Land

Business Type: Residential Investments

Parking: None

Location

Located in the beautiful Cowal peninsula town of Dunoon.

At approximately 4,900sqm (0.49 Ha), the site offers the ideal setting for a range of stunning bespoke properties in a truly perfect location.

Site details

Full details of the former full Planning Permission can be found on Argyll & Bute Council's Planning website (reference number 20/02336/PP). Whilst Planning was granted for four very modern detached properties, a more traditional design approach could be adopted for the properties. The purchaser is able to remodel the site layout and amend the house types to suit their own designs, subject to Planning Permission.

This flexible piece of land also has the potential for a range of other development opportunities. The land previously also held Planning Permission for the erection of Assisted Living Accommodation cottages (reference number 08/01422/DET). Potential purchasers would be required to make enquiries with Argyll & Bute Council's Planning Department should they wish to discuss alternative proposals for the land.

Services

Mains water, electricity are available on-site and it is ready to break ground as soon as required. There is a redundant gas connection nearby, surface and foul water connections extend to within the site. There are two parking spaces in the adjacent Care Home car park which are part of the site.

Site details - Plot A

Approximately 757.53sqm (0.187 acres)
Positioned on level ground, this plot borders the existing watercourse and treeline to the rear. It also features flooring and elements of the historic coach house on the site.

Site details - Plot B

Approximately 646.76sqm (0.159 acres)
Positioned on level ground, this seaview plot also borders the existing watercourse and treeline to the rear.

Site details - Plot C

Approximately 1127.85sqm (0.279 acres)
Positioned on elevated ground, this seaview plot runs alongside the existing watercourse and is bordered on three sides by high level walls and mature trees to give an enclosed garden space

Site details - Plot D

Approximately 2,029.64sqm (0.501 acres)
Positioned on secluded level ground with surrounding mature woodland, this plot features historic architectural details with stone staircase rising to an elevated viewpoint, offering seaviews across the Firth of Clyde. Exposed stone facings on the plot provide huge landscape potential for the keen gardener.

Tenure

OWNERSHIP, Title number ARG15506

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Marine Parade, Kirn, Dunoon, Argyll and Bute, PA23 8HE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

