

FOR SALE

Residential Development Opportunity

Site Area - 6.83 Acres (2.76 Hectares)

Planning Permission for 2 residential dwellings

Attractive Coastal Location

Shoreline Access Rights

Price: offers are invited



[CLICK HERE FOR VIDEO TOUR!](#)



LAND AT RAHANE, GARELOCHHEAD, G84 0QP

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Location

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The subjects are situated in the popular coastal town of Garelochhead on the northern end of Rosneath Road. Garelochhead is positioned approximately 8 miles north of Helensburgh and 40 miles from the city centre of Glasgow.

The nearby A817 road connects with the A82 which acts as a main arterial between Glasgow and the north of Scotland. The town benefits from access to Garelochhead Train Station which provides services to Helensburgh and Glasgow. Local bus services are also available.

The town itself comprises predominantly residential dwellings with the location being popular amongst holiday homeowners and holiday makers. There is a small commercial element consisting mainly of local operators situated within the town. The plots benefit from access rights to nearby shoreline, making it a popular location for water-based activities.



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Description

LAND AT RAHANE, GARELOCHHEAD, G84 0QP



DESCRIPTION

The subjects comprise a rectangular shaped site split into two separate plots. The total site area equates to 2.7 hectares (6.83 acres). The site is accessed from Rosneath Road and benefits from an attractive view onto Gareloch.

PLANNING

We understand that subjects have the appropriate planning consents for a single dwellinghouse to be developed on each respective plot. Further information can be found on the Argyle & Bute planning portal with reference numbers of 21/01741/PPP and 21/01742/PPP.



SALE PRICE

Offers are invited for our client's heritable interest in the subjects.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICES

We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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