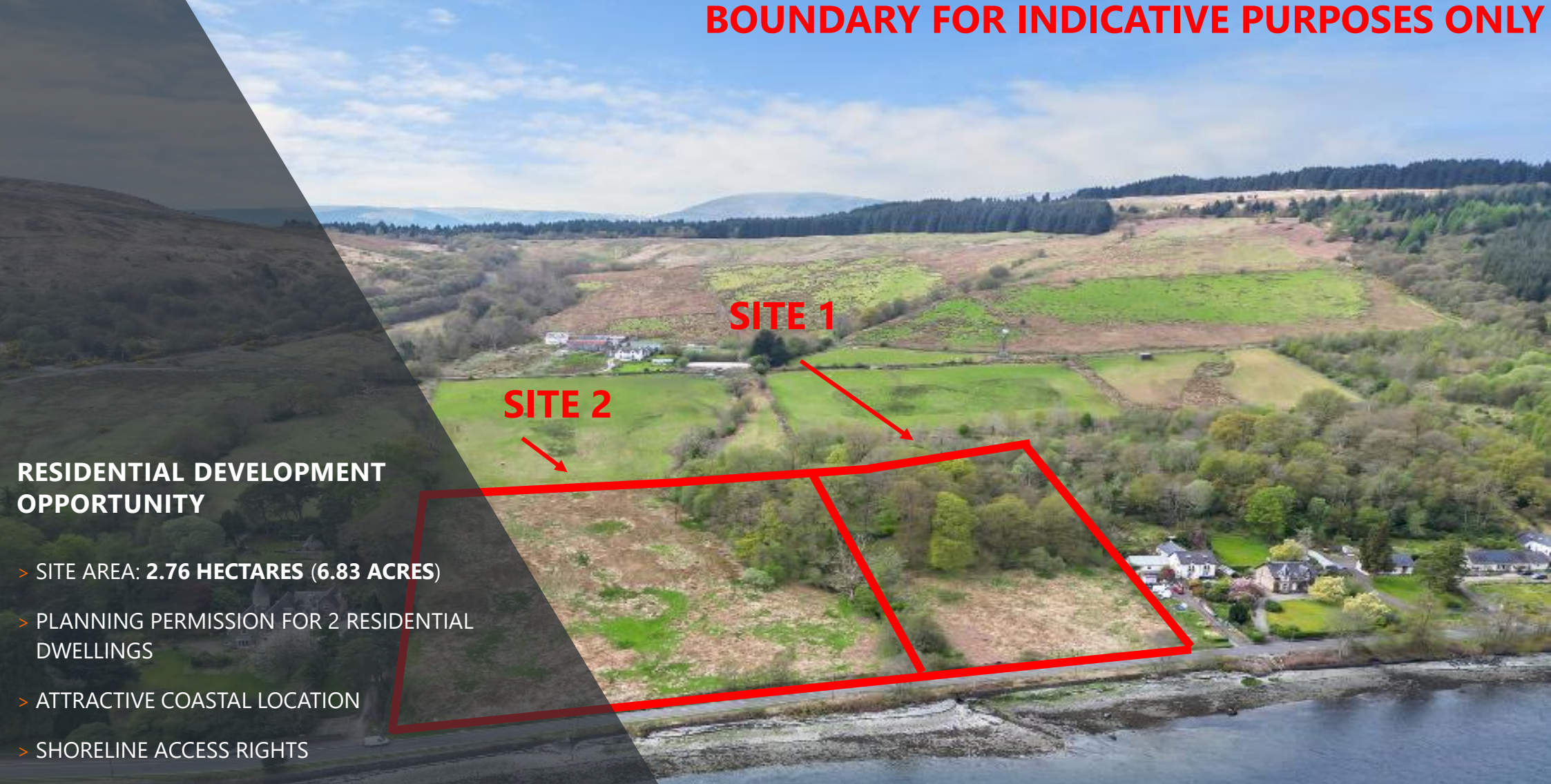


BOUNDARY FOR INDICATIVE PURPOSES ONLY



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > SITE AREA: **2.76 HECTARES (6.83 ACRES)**
- > PLANNING PERMISSION FOR 2 RESIDENTIAL DWELLINGS
- > ATTRACTIVE COASTAL LOCATION
- > SHORELINE ACCESS RIGHTS
- > **OFFERS INVITED**
- > **[CLICK HERE TO SEE OUR VIDEO TOUR!](#)**

FOR SALE

LAND AT RAHANE, GARELOCHHEAD, G84 0QP

CONTACT: Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk
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LOCATION

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.

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

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

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.

LAND AT RAHANE, GARELOCHHEAD, G84 0QP



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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: MAY 2023**

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