



**FOR SALE**

**POTENTIAL DEVELOPMENT OPPORTUNITY**

## **LAND AT ICHRACHAN**

**TAYNUILT, OBAN, ARGYLL, PA35 1HP**

- Land that may be suitable for alternative use
- Studio building extending to approximately 2,375 sq.ft
- Attractive site with excellent views toward Loch Etive
- 1.33 acres in total
- Offers Invited

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## LOCATION

The subjects are located to the south east of the village of Taynuilt in Argyll. Taynuilt is approximately 12 miles east of Oban which is the principal town in this part of Argyll.

## DESCRIPTION

The subjects comprise two parcels of land located to the south and east of Ichrachan House.

Area A extends to approximately 1.05 acres and comprises a generally level piece of land which is laid to hardcore and have two modular studio buildings in situ.

Area B extends to approximately 0.28 acres and is located to the rear of Ichrachan House and has a timber frame and clad studio building in place. The studio extends to approximately 220.73 sq/m (2,375 sq.ft). The building is sub-divided into two studios, a waiting room and has two W.C.'s.

## PLANNING

The subjects have until recently been used as a dance school. However, we are of the view that alternative use such as residential or self-catering units/holiday lodges may be acceptable subject to obtaining the necessary consents.

## SERVICES

The buildings on Area A benefit from mains electricity, private water and private drainage. The building on Area B has a mains electricity connection, private water supply and a septic tank shared with Ichrachan House. The electricity supply is currently shared with Ichrachan House and will require to be separated.

## ACCESS

The land benefits from servitude rights of access over the private access road with an obligation for a share of the maintenance, repair and renewal of the access road.



## ASKING PRICE

Our client is inviting offers for the subjects with a preference for clean unconditional offers.

## VIEWING AND FURTHER INFORMATION

Viewings are by appointment only.

All enquiries or requests for further information should be directed to the Selling Agents:

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## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 7 Killoch Place, Ayr, KA7 2EA. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.