



The Chalet, Tighnabruaich, Argyll

www.robbresidential.com







The Chalet

Tighnabruaich, Argyll, PA21 2EB

Dunoon 23 miles, Glasgow Airport 47 miles,
Braehead Retail Village 52 miles, Glasgow city centre 56 miles

A site redevelopment opportunity with planning permission, on a raised vantage point with arguably the finest far-reaching views of the Kyles of Bute, also included is an area of foreshore.

- Existing structure known as The Chalet, with current demolition order
- Detailed planning consent for the erection of a spectacular contemporary home, planning ref; 19/02633/PP
- Demolition and building warrants, warrant ref; 19/01234/NDOM5
- Serviced site; sold as seen
- The land holding extends to 1.28 acres to include an area of foreshore off the B8000

About 1.28 acres

Situation

The development opportunity at The Chalet is situated in the picturesque coastal village of Tighnabruaich on the west coast of Scotland. The existing structure, formerly, The Chalet Hotel, is located within 350m of Tighnabruaich Pier, an area known locally as Port Driseach, and from its prominent setting there are arguably the best views in Tighnabruaich village. The aspects are far reaching over the sheltered anchorage of Tighnabruaich and both the East & West Kyles. The views are panoramic and often breath-taking across the famous water and landscape known as the Kyles of Bute with spectacular views over to the adjacent land mass of the Isle of Bute, and away south to Inchmarnock and the high tops of Arran.

Tighnabruaich is a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft. One of its highlights must surely be the regular berthing of the famous Waverley, reputed to be the world's last sea going paddle steamer. Always a sight to behold as she berths at Tighnabruaich pier with day trippers.

The village centre is a comfortable walk and offers a doctor's surgery and local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Rothesay and Dunoon. The city of Glasgow is 56 miles distant (via a pleasant boat crossing to Gourrock) and has numerous retail districts and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award winning primary school and secondary is available at Dunoon Grammar. The area is famous for its dramatic natural scenic beauty; yachtsmen and women the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. A new marina and restaurant complex at Portavadie is 4 miles to the west and offers facilities such as a leisure centre with indoor and outdoor infinity pool and beauty treatment rooms. Portavadie also hosts facilities supporting great mountain bike trails in the area.

The area offers much in the way of relaxing outdoor pursuits. Tighnabruaich Golf Club is a scenic and challenging 9-hole golf course. There is tennis and inevitably, a famous sailing school.

Sea, river and loch fishing are also available in the area, as are a number of commercially run shoots. Some of the local estates allow stalking by arrangement.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintraive. It is an area of stunning natural beauty where there are countless opportunities to discover peaceful locations.

Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.

Description

The Chalet is a dilapidated former hotel which requires redevelopment. Planning permission and demolition warrants have been approved. The consent is for a stylish contemporary home, the design of which intends to take maximum advantage of the wonderful views from its raised vantage point above the village.

Planning Reference

19/02633/PP.

The site extends to a total of 1.28 acres in all and includes a small area of foreshore located just off the minor coastal road.

Access to the site is from both Chalet Brae and also the lower coastal road. The coastal road access is not suitable for vehicular access to the upper part of the site.

Demolition of the existing structure will become the responsibility of the eventual purchaser.

The approved planning is for a contemporary and futuristic design. The proposed layout intends to maximise on the panoramic views from the raised vantage point of the site. It may be possible (strictly subject to local planning authority approval) to achieve a planning variation, should the current consent not be to your specific design and style.

Demolition & Building Warrant Reference

19/01234/NDOM5.

Services

It is understood that services are on site. The site will be sold as seen with utilities connections the responsibility of the eventual purchaser.

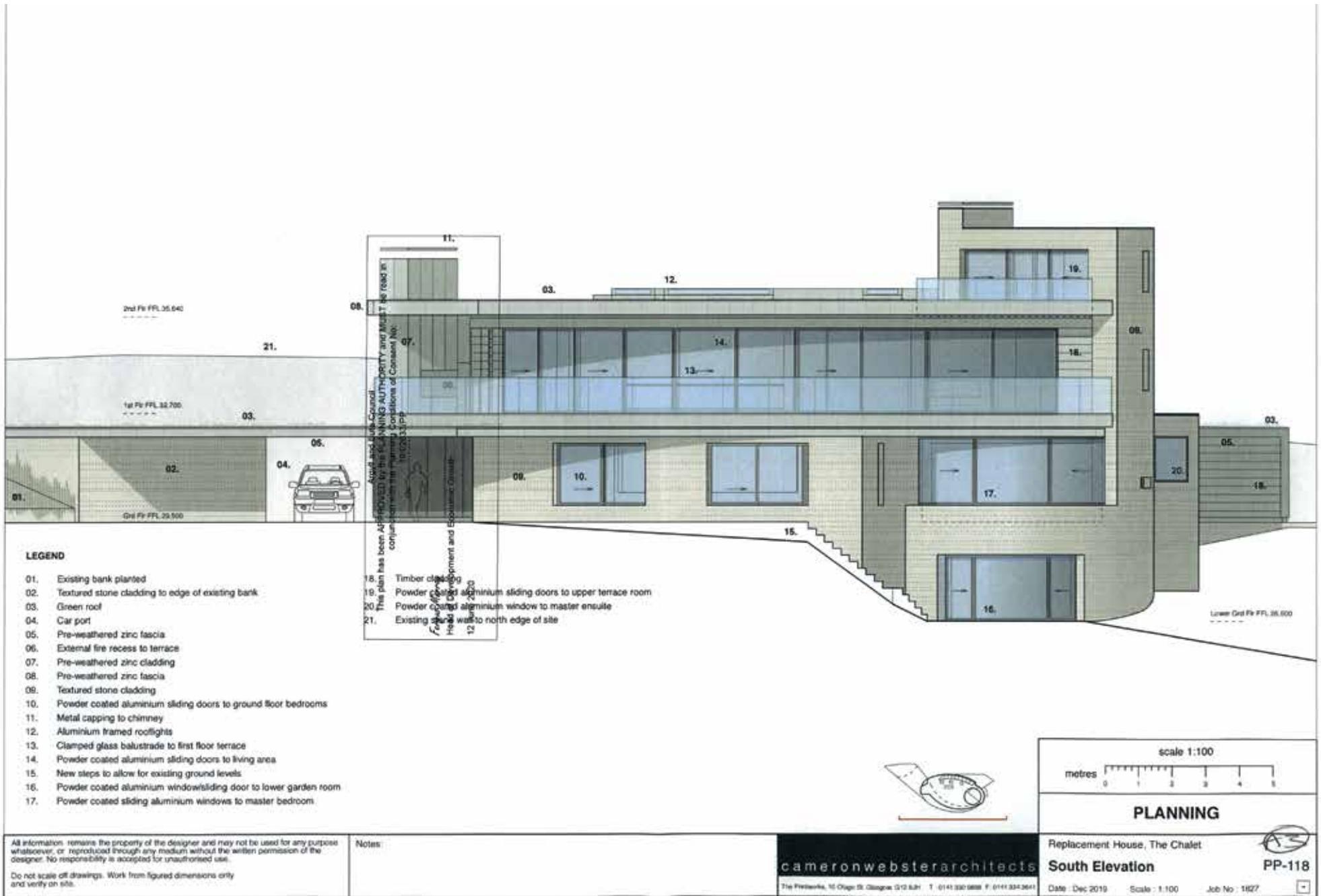
Drainage will be by a new SEPA approved, buyer installed, private biodisc drainage system connecting to existing water course discharge piping.

Note: The services have not been checked by the selling agents.

Shore Access

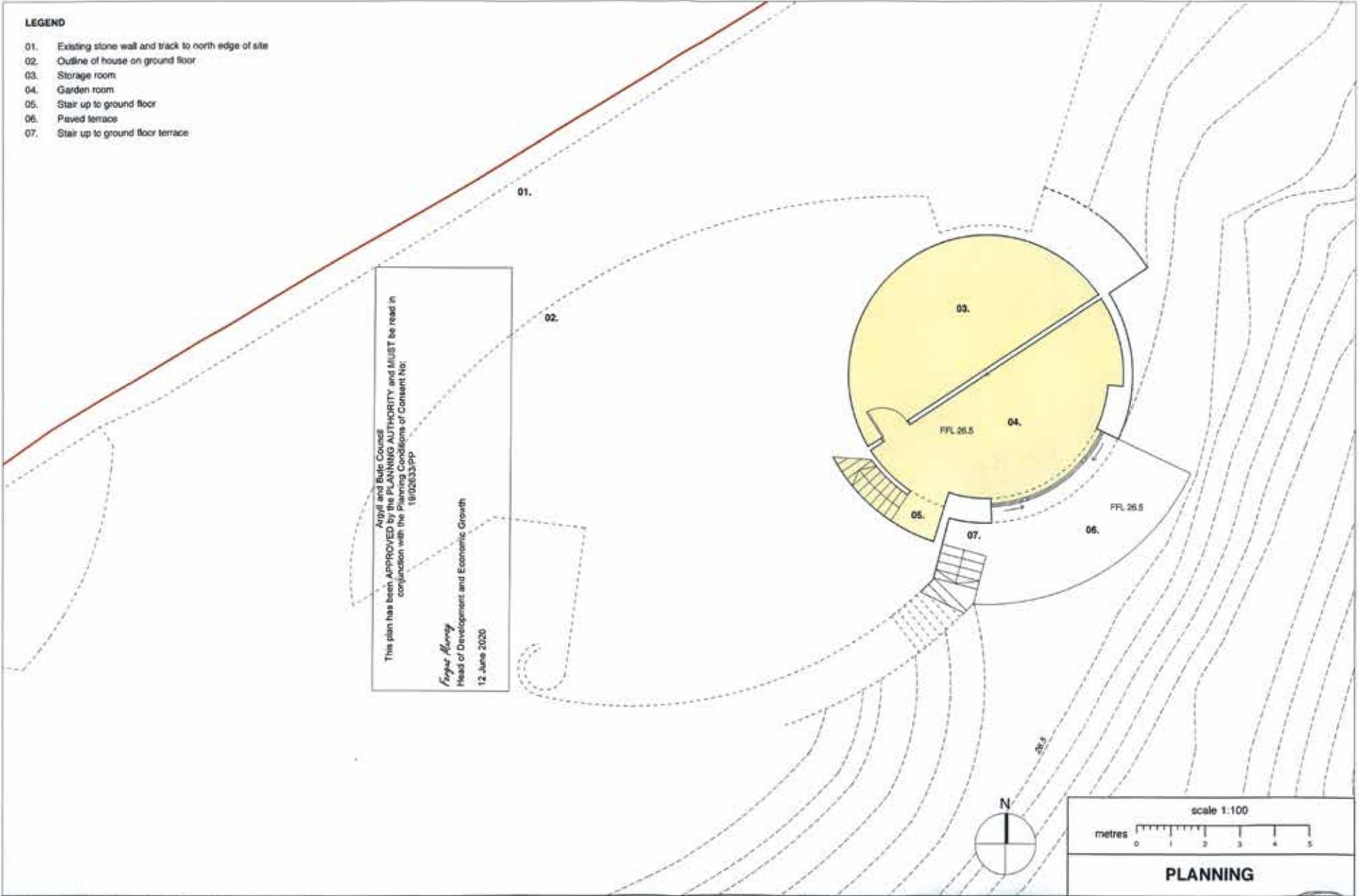
A set of stairs from the B8000 leads to a former concrete slip. While The Chalet has no mooring, there is a local mooring association, Tighnabruaich Boat Yard Ltd, from whom it is understood that it may be possible to arrange the purchase, seasonal or short term hire of a mooring.

Elevation

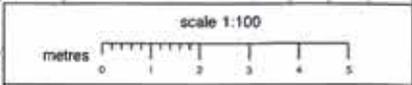


LEGEND

- 01. Existing stone wall and track to north edge of site
- 02. Outline of house on ground floor
- 03. Storage room
- 04. Garden room
- 05. Stair up to ground floor
- 06. Paved terrace
- 07. Stair up to ground floor terrace



Argyll and Bute Council
This plan has been APPROVED by the PLANNING AUTHORITY and MUST be read in conjunction with the Planning Conditions of Consent No: 18/02633/PP
Fergus Murray
Head of Development and Economic Growth
12 June 2020



PLANNING

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Notes:

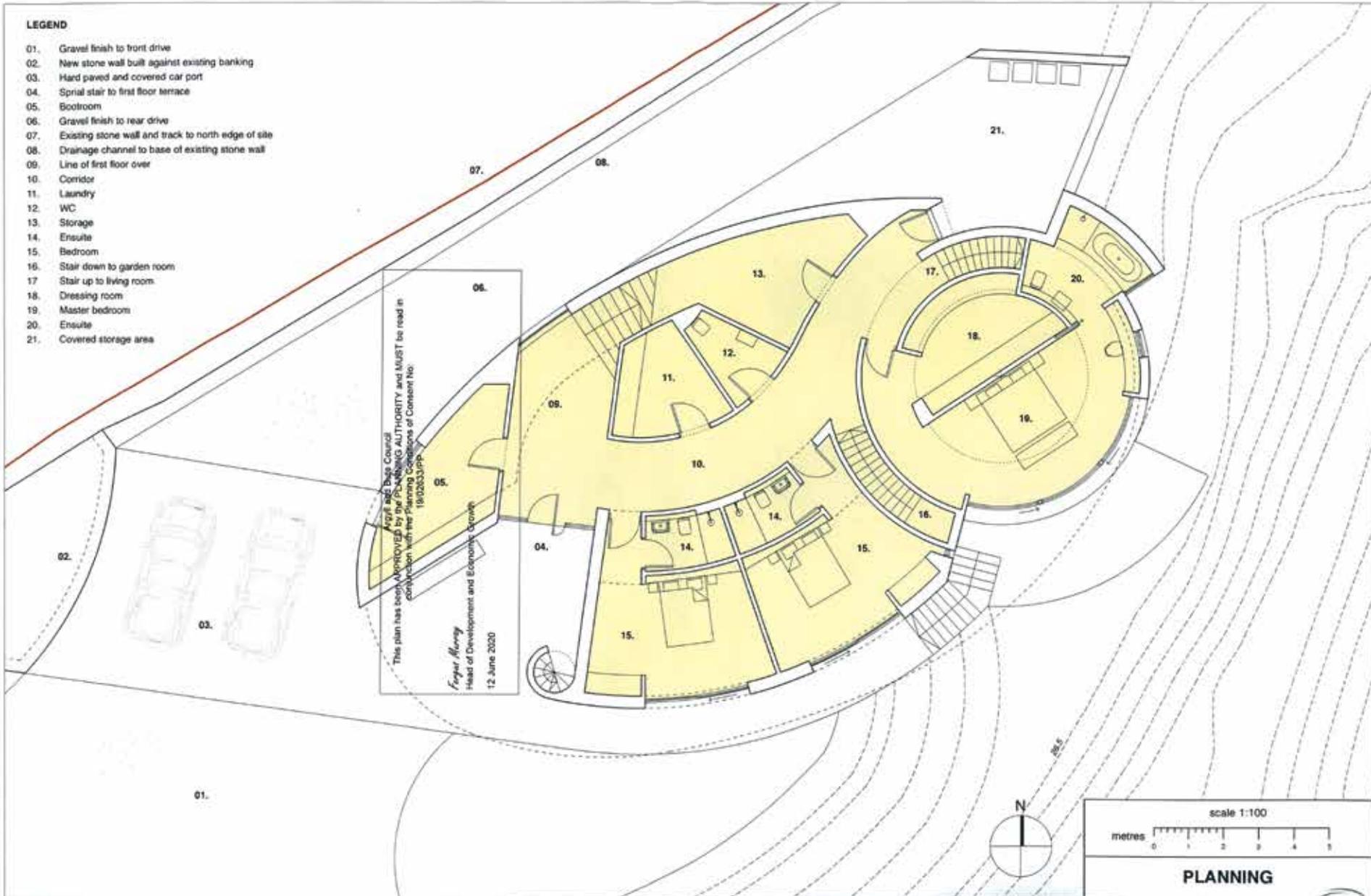
cameronwebsterarchitects
The Proseworks, 10 Claver St, Glasgow G12 8JF | T: 0141 330 8888 F: 0141 331 3541

Replacement House, The Chalet
Lower Ground Floor Plan
PP-111
Date: Dec 2019 Scale: 1:100 Job No: 1827

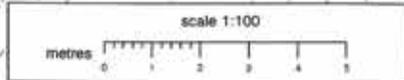


LEGEND

- 01. Gravel finish to front drive
- 02. New stone wall built against existing banking
- 03. Hard paved and covered car port
- 04. Spiral stair to first floor terrace
- 05. Bootroom
- 06. Gravel finish to rear drive
- 07. Existing stone wall and track to north edge of site
- 08. Drainage channel to base of existing stone wall
- 09. Line of first floor over
- 10. Corridor
- 11. Laundry
- 12. WC
- 13. Storage
- 14. Ensuite
- 15. Bedroom
- 16. Stair down to garden room
- 17. Stair up to living room
- 18. Dressing room
- 19. Master bedroom
- 20. Ensuite
- 21. Covered storage area



Argill and Base Council
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 19/02633/PP
 Fergus Murray
 Head of Development and Economic Growth
 12 June 2020



PLANNING

Replacement House, The Chalet

Ground Floor Plan


 PP-112

Date: Dec 2019 Scale: 1:100 Job No: 1627

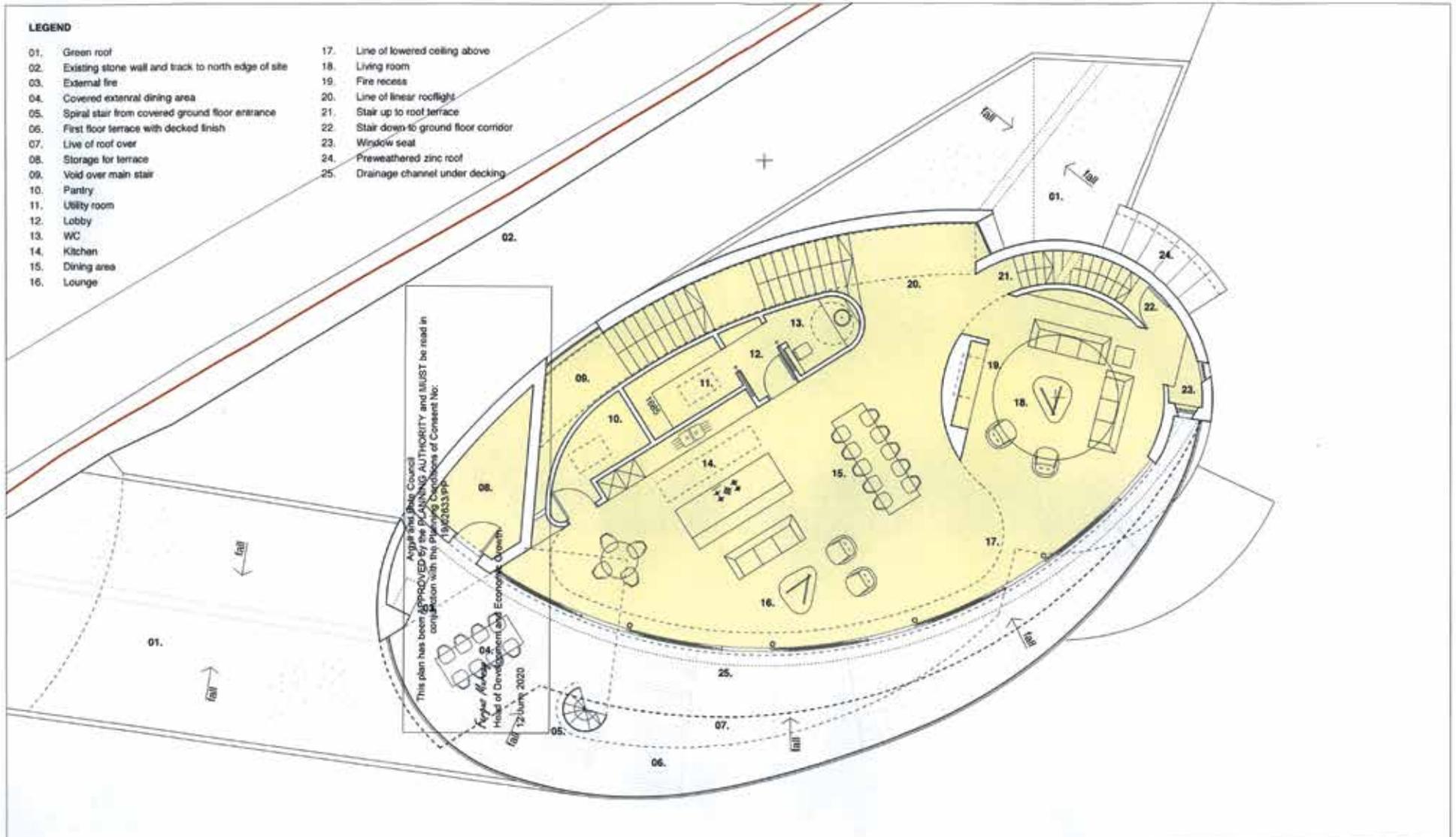
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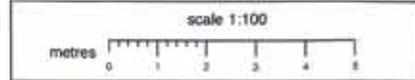
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LEGEND

- | | |
|---|---|
| 01. Green roof | 17. Line of lowered ceiling above |
| 02. Existing stone wall and track to north edge of site | 18. Living room |
| 03. External fire | 19. Fire recess |
| 04. Covered external dining area | 20. Line of linear rooflight |
| 05. Spiral stair from covered ground floor entrance | 21. Stair up to roof terrace |
| 06. First floor terrace with decked finish | 22. Stair down to ground floor corridor |
| 07. Live of roof over | 23. Window seat |
| 08. Storage for terrace | 24. Preweathered zinc roof |
| 09. Void over main stair | 25. Drainage channel under decking |
| 10. Pantry | |
| 11. Utility room | |
| 12. Lobby | |
| 13. WC | |
| 14. Kitchen | |
| 15. Dining area | |
| 16. Lounge | |



Argyll and Shire Council
 This plan has been APPROVED by the PLANNING AUTHORITY and MUST be read in
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 19/02033/PP
 Regener Market
 Hub of Development (in Economic Growth
 Area) 12 June 2020



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Replacement House, The Chalet

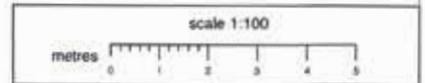
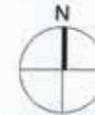
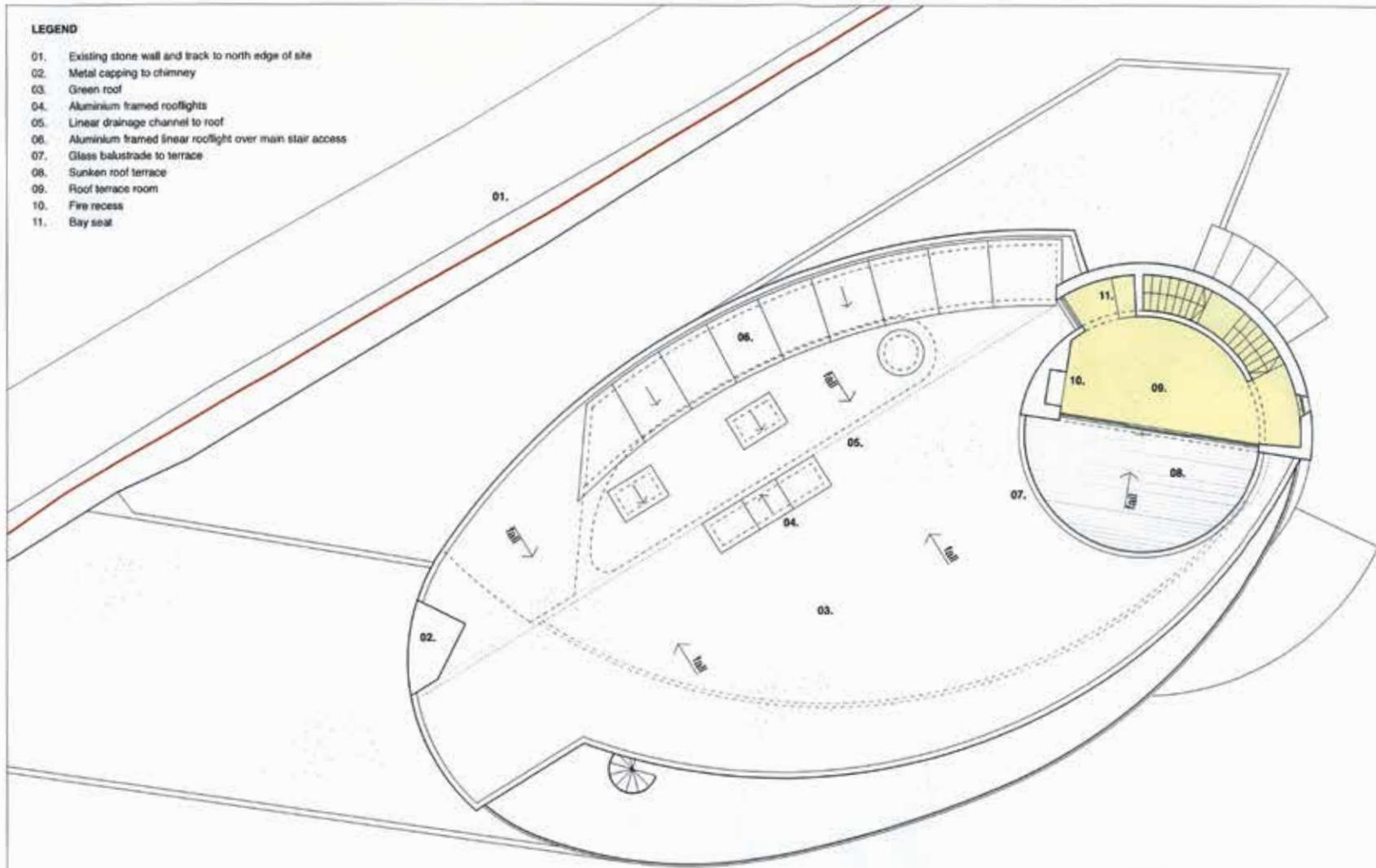
First Floor Plan

PP-113

Date : Dec 2019 Scale : 1:100 Job No : 1827

LEGEND

- 01. Existing stone wall and track to north edge of site
- 02. Metal capping to chimney
- 03. Green roof
- 04. Aluminium framed rooflights
- 05. Linear drainage channel to roof
- 06. Aluminium framed linear rooflight over main stair access
- 07. Glass balustrade to terrace
- 08. Sunken roof terrace
- 09. Roof terrace room
- 10. Fire recess
- 11. Bay seat



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Replacement House, The Chalet

Second Floor Plan

Date: Dec 2019

Scale: 1:100

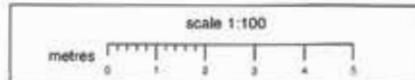
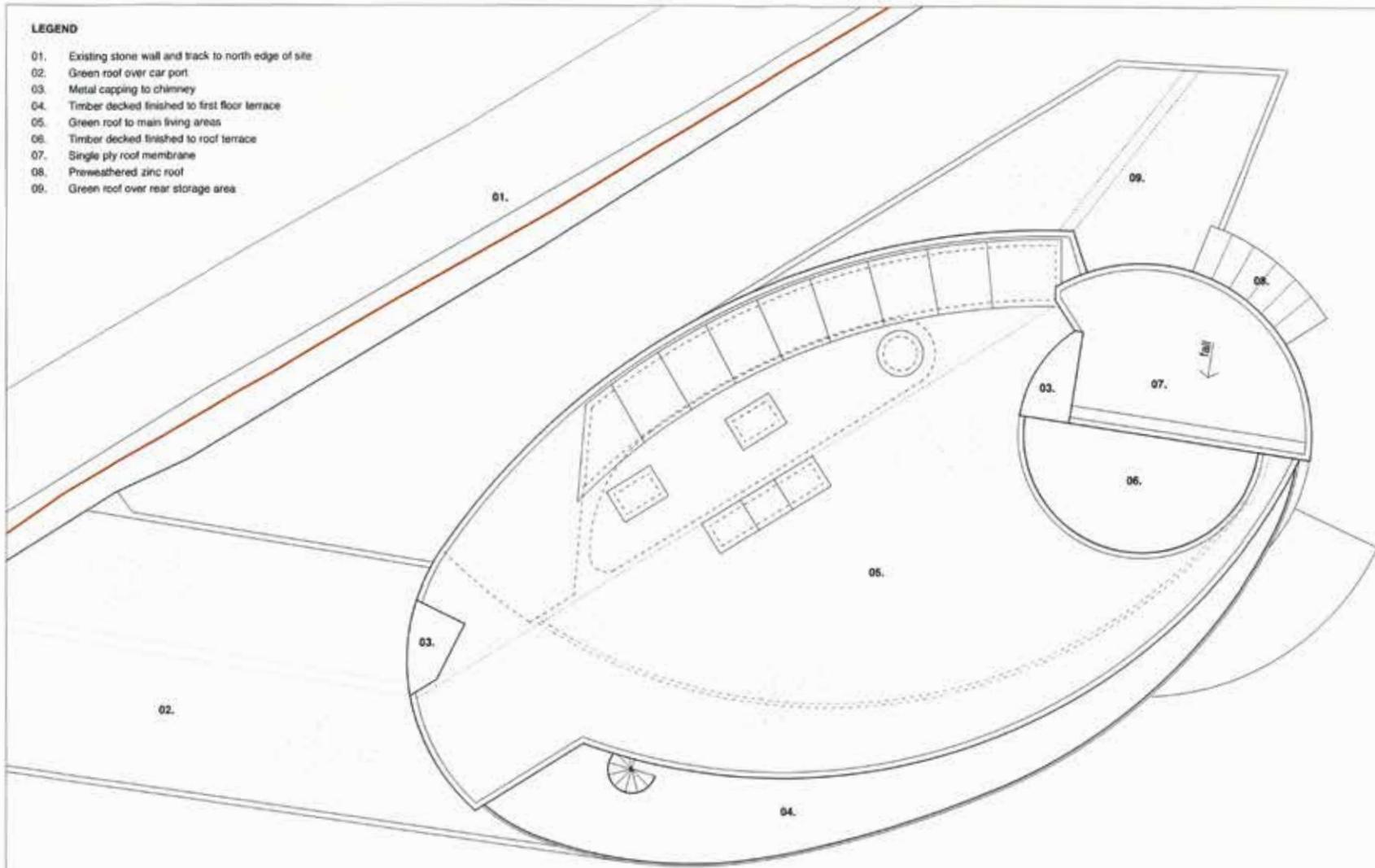
Job No: 1827

AS
PP-114



LEGEND

- 01. Existing stone wall and track to north edge of site
- 02. Green roof over car port
- 03. Metal capping to chimney
- 04. Timber decked finished to first floor terrace
- 05. Green roof to main living areas
- 06. Timber decked finished to roof terrace
- 07. Single ply roof membrane
- 08. Preweathered zinc roof
- 09. Green roof over rear storage area



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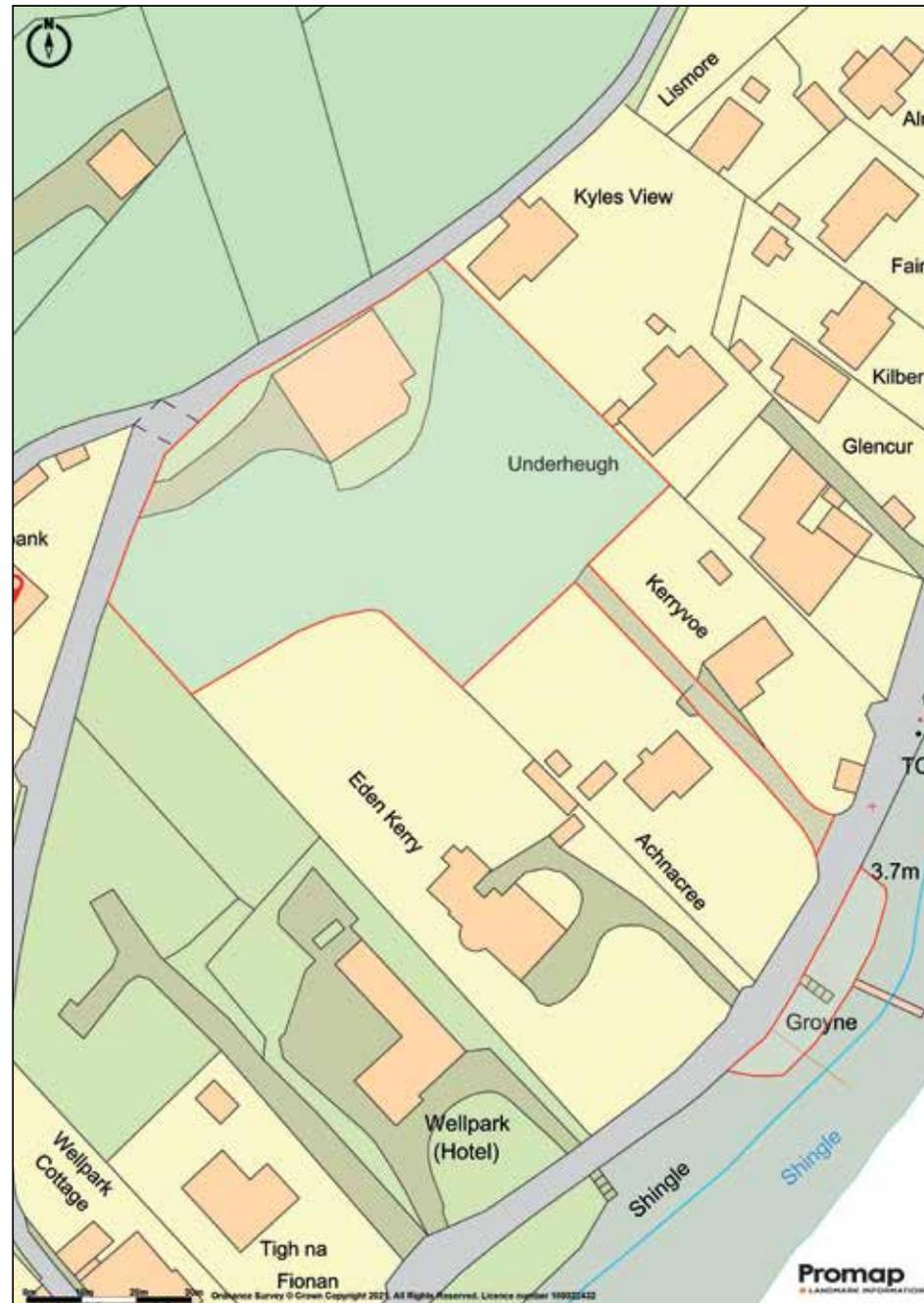
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Replacement House, The Chalet
Roof Plan
Date: Dec 2019 Scale: 1:100 Job No: 1827



Site Location



Local Authorities

Argyll & Bute Council
Kilmory
Lochgilthead
Argyll
PA31 8RT
Tel: 01546-602127.

Council Tax

The new property will be rated for council tax in due course.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Travel Directions

From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Follow signs Greenock and Gourock on the A770 for 8 miles to reach the Western Ferry terminal at Mclnroys Point. Take the ferry to Hunters Quay Dunoon. Leave the terminal and turn right on the A815 through Sandbank. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the B8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the village turn left on the B8000, continue for 0.7 miles and proceed past the shops and the pier. After 0.7 miles turn left onto Chalet Brae, continue up Chalet Brae for 0.1 miles to find the entrance to The Chalet upper site on the right hand side.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Dangerous Buildings

The Chalet is a dilapidated building and is therefore classed as an unsafe structure. Internal inspection of the building is strictly forbidden. Under no circumstances should viewers to the site attempt to enter the building.

Overseas Purchasers

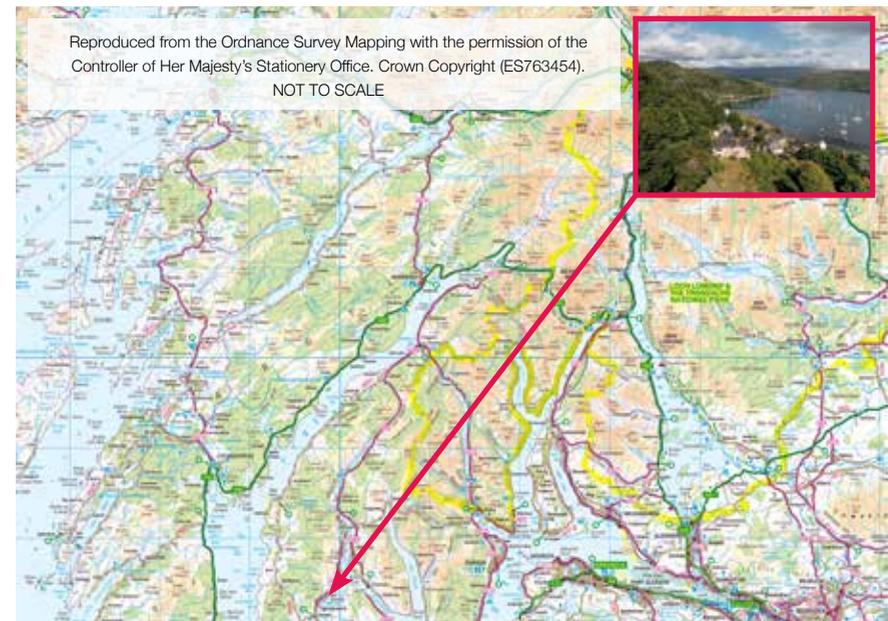
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.
5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



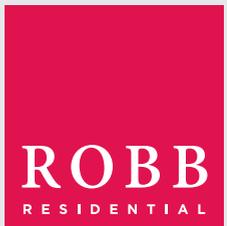
Alternatively from Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 and travel for 10 miles to Strachur. At Strachur turn right onto A886 and travel for 15 miles. Turn right on to the A8003. Travel for 7 miles to reach Tighnabruaich.

On arrival in the village turn left on the B8000, continue for 0.7 miles and proceed past the shops and the pier. After 0.7 miles turn left onto Chalet Brae, continue you up Chalet Brae for 0.1 miles to find the entrance to The Chalet upper site on the right hand side.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers 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. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken September 2021.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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