



Plot 1, Tynribbie Hill

Appin, PA38 4DB

Guide Price £85,000

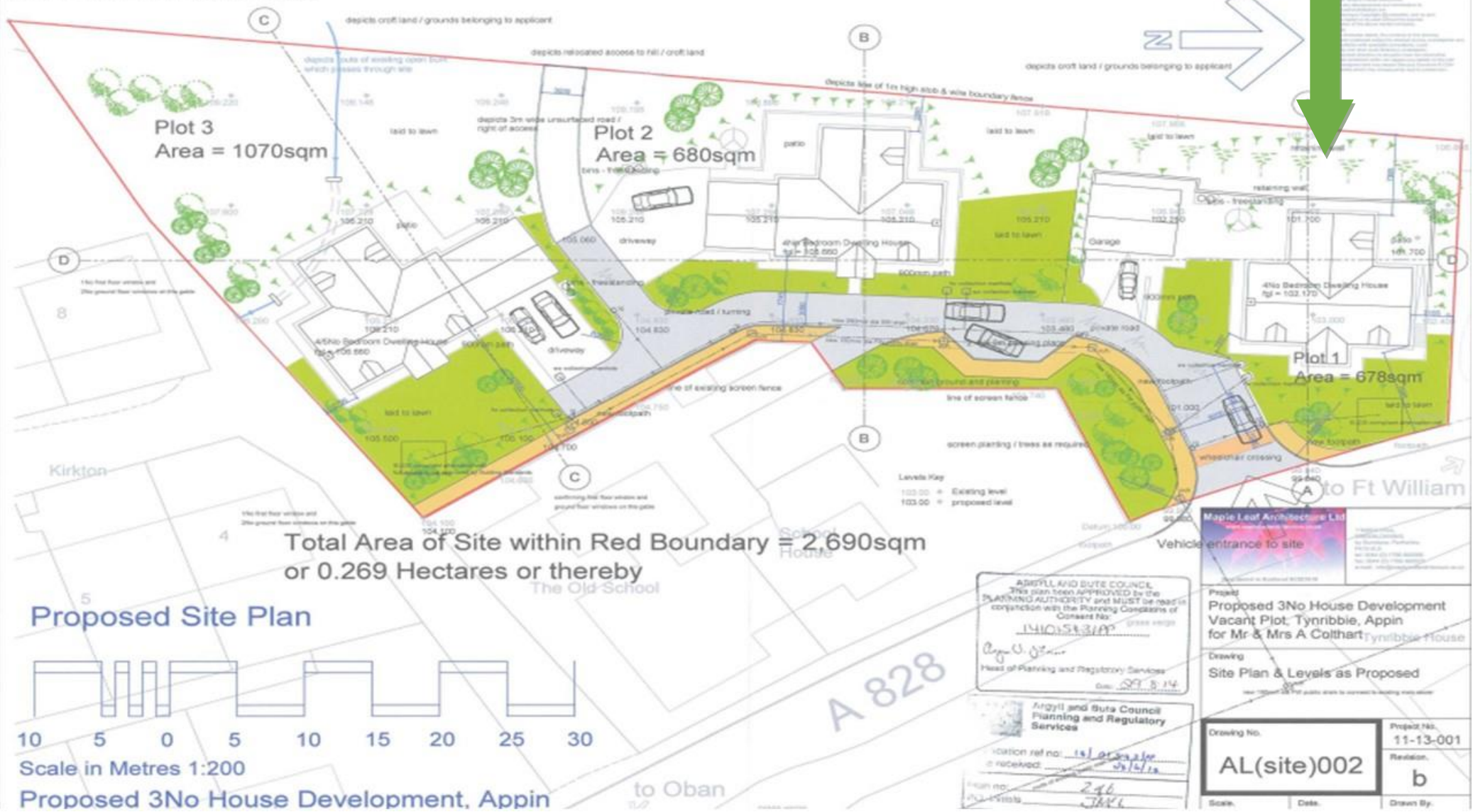
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Plot 1

REFER ALSO DRWGS; AL(site)001 and 003b



Plot 1, Tynribbie Hill

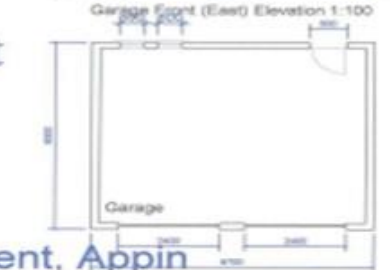
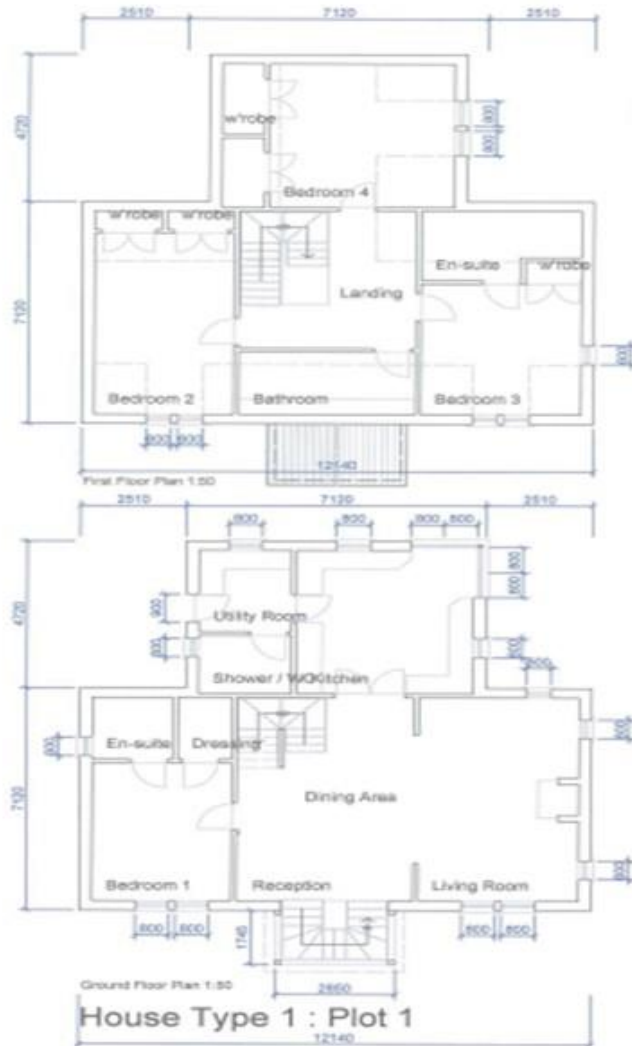
Appin, PA38 4DB

This beautifully located Plot is situated in the peaceful rural village of Appin. With wonderful, mountain & countryside views, the subjects of sale present an opportunity to purchase a much sought-after building plot set in approximately 0.18607acre (0.07529ha - 753m²)

The site comes with planning in principle for a 4 Bedroom detached dwellinghouse, double garage (shown on page 4 below) and services. There is also the option to purchase further land to the side of this plot.



To be read in conjunction with AL(site)002b & 3b and AL(sk)004a & 5a
 House types 1, 2 & 3 to share same footprint dimensions



Applin and Bute Council
 Planning and Regulatory
 Services
 Applin ref no. 14/0243/P
 Sig received 24/04/14
 Plan no. 4 of 6
 No. 10000



Material / synthetic stone - blue/black
 Timber clad dormers - natural
 Vertical slatted window detail - white
 Slate gutter & downpipes - white
 Dash & case style windows - white
 Stone / timber bands around opening
 Porch dash / smooth render - off white
 Stone corner detail / feature - natural

FORWELL AND BUTE COUNCIL
 This plan is approved for the
 PLANNING AUTHORITY and MUST be read
 in conjunction with the Planning Conditions of
 Control in Part
 14/0243/P
 Head of Planning and Regulatory Services
 Date 29/05/14

Maple Leaf Architects Ltd
 11-13-001
 Project
 Proposed 3No House Development
 Vacant Plot, Tynribbie, Appin
 for Mr & Mrs A Colthart

Drawing
 House Type 1 as Proposed

Drawing No.
AL(sk)003
 Project No.
11-13-001
 Revision
b

Scale
1:100
 Date
June 2014
 Drawn By
dm

Proposed 3No House Development, Appin

LOCATION

This Plot is in the picturesque rural area of Appin being located on the land adjacent to Old School House, Appin, PA38 4BG. Appin is a small rural village situated centrally between Fort William and Oban. It offers a range of facilities including an excellent village nursery & primary schools, a well-used community village hall, garage and shop. Secondary schooling is available in the town of Oban which is accessed by a school bus. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas. Being part of the 'Outdoor Capital of the UK'. Appin and surrounding areas offer a large range of sports and outdoor activities, including winter sports, beautiful hill and forest walks, climbing, mountaineering, fishing, water sports, downhill mountain biking and golfing. A cycle track passes through the village and runs from Glencoe through to Oban.

DESCRIPTION

The site is approx. 0.18607acre (0.07529ha - 753m²) and sits in a wonderful elevated position with fine, open mountain and countryside views. The site offers the purchaser scope to live a rural lifestyle without feeling isolated.

PLANNING PERMISSION

Planning permission can be seen on Argyll & Bute Council Planning Website under Ref: 14/01543/PP or via think link [14/01543/PP | Erection of 3 dwellinghouses with attached garages and formation of vehicular access | Land Adjacent To Old School House Appin Argyll And Bute PA38 4BG \(argyll-bute.gov.uk\)](https://www.argyll-bute.gov.uk/14/01543/PP) Copies of the planning documents and site plans are also available on request.



GENERAL INFORMATION

Services:

Electricity, water, drainage & BT cable on site.

Local Authority: Argyll & Bute Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William take the A82 southbound for approx. 16 miles, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue on the A828 for approx. 12 miles. On reaching Appin Village stay on A828 continue. Gunn's Garage is the right, the plots are next right on main A828. Plot 1 is the first Plot on the right hand side and can be identified by the For Sale sign.

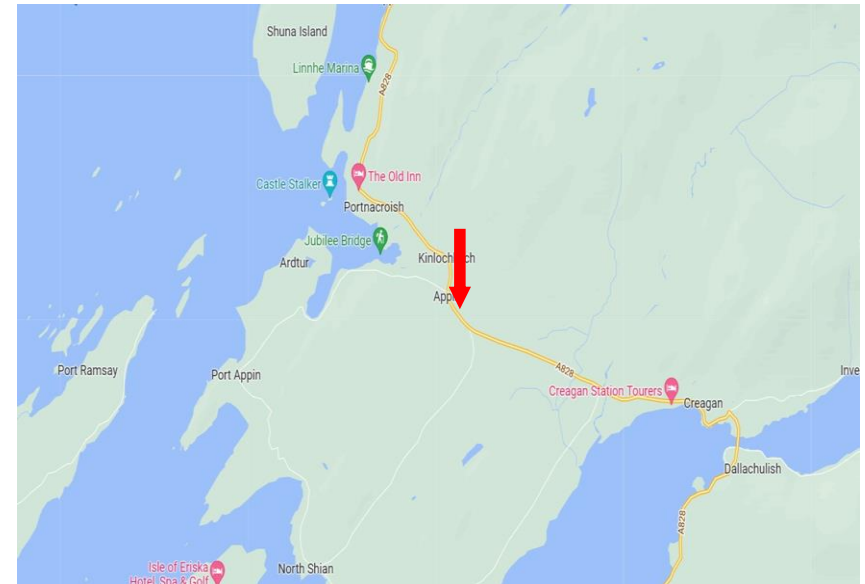
APPIN

Steeped in history, Appin is a peaceful & secluded peninsula situated in the northern-most part of the Argyll district, between Oban and Ballachulish, and is surrounded by the most breathtaking scenery of mountains, lochs, and wonderful sandy beaches, and offers an abundance of wildlife.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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Glencoe, PH49 4HP

