

9 MARINE PARADE

KIRN, DUNOON, PA23 8HE




McEwan Fraser Legal
Solicitors & Estate Agents

9 MARINE PARADE

KIRN, DUNOON, PA23 8HE

MCEWAN FRASER LEGAL ARE DELIGHTED TO OFFER TO THE MARKET FOUR GENEROUS BUILDING PLOTS SET WITHIN A FANTASTIC DEVELOPMENT SITE IN THE BEAUTIFUL COWAL PENINSULA TOWN OF DUNOON. THE SALE ALSO OFFERS THE OPPORTUNITY FOR A SMALL BUILDER OR DEVELOPER TO PURCHASE THE FULL SITE.

Full Planning Permission was previously granted for the erection of four detached properties on the site, including associated parking and private gardens on each plot. Full details of the former Full Planning Permission can be found on Argyll & Bute Council's Planning website (reference number 20/02336/PP).

With a variety of plot sizes and aspects available, each of these unique building plots offer the ideal setting for a stunning bespoke home in a truly perfect location.

The available plots are:

*** Plot A - Approximately 757.53sqm (0.187 acres)**

Positioned on level ground, this plot borders the existing watercourse and treeline to the rear. It also features flooring and elements of the historic coach house on the site.

*** Plot B - Approximately 646.76sqm (0.159 acres)**

Positioned on level ground, this seaview plot also borders the existing watercourse and treeline to the rear.

*** Plot C - Approximately 1127.85sqm (0.279 acres)**

Positioned on elevated ground, this seaview plot runs alongside the existing watercourse and is bordered on three sides by high level walls and mature trees to give an enclosed garden space

*** Plot D - Approximately 2,029.64sqm (0.501 acres)**

Positioned on secluded level ground with surrounding mature woodland, this plot features historic architectural details with stone staircase rising to an elevated viewpoint, offering seaviews across the Firth of Clyde. Exposed stone facings on the plot provide huge landscape potential for the keen gardener.

Total site area - Approximately 4,900sqm (0.49 Ha)





Whilst Planning was granted for four very modern detached properties, a more traditional design approach could be adopted for the properties, subject to Planning Permission.

This flexible piece of land also has the potential for a range of other development opportunities. The land previously also held Planning Permission for the erection of Assisted Living Accommodation cottages (reference number 08/01422/DET). Potential purchasers would be required to

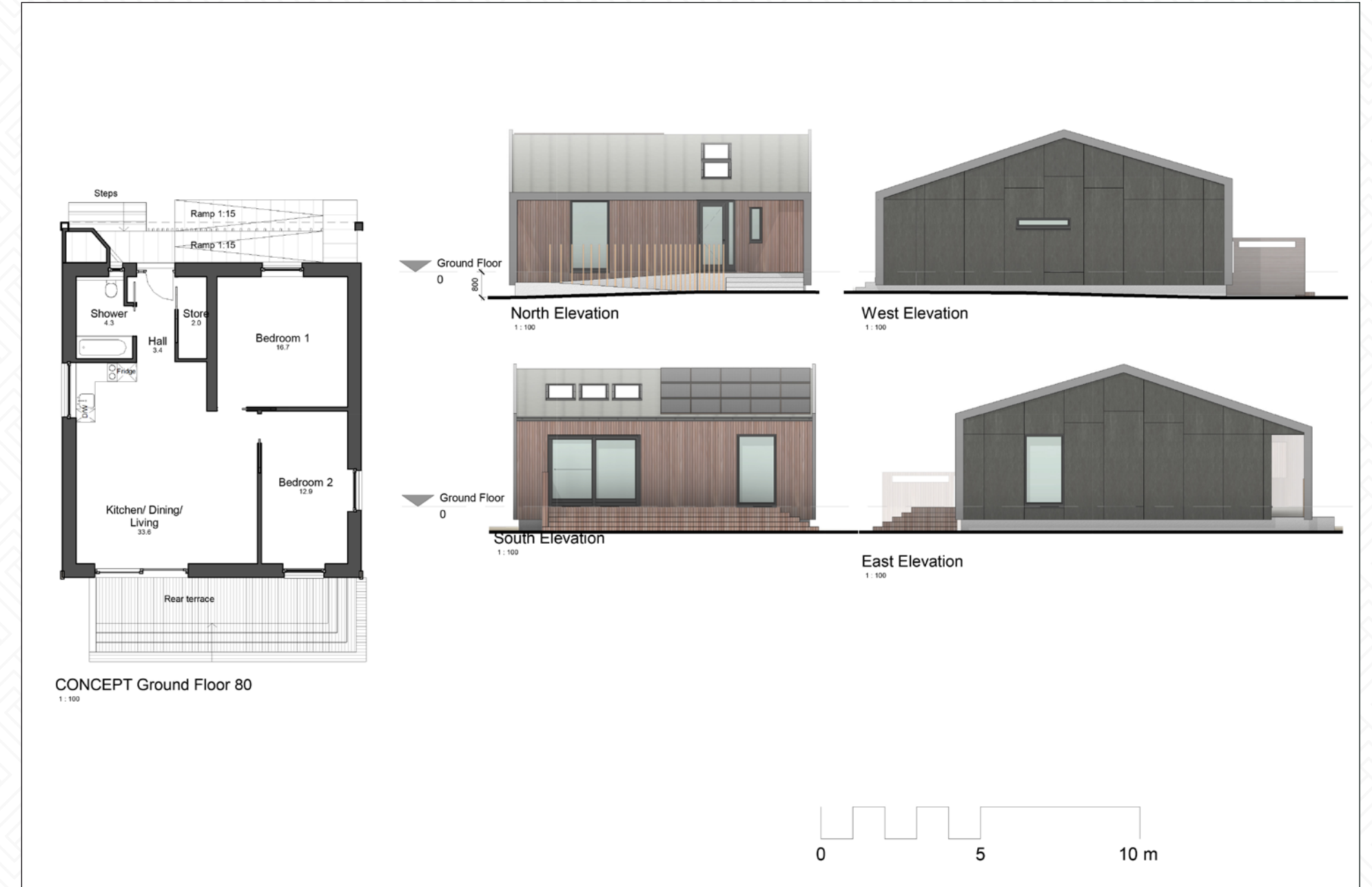
make enquiries with Argyll & Bute Council's Planning Department should they wish to discuss alternative proposals for the land

Mains water, electricity and gas service connections are all available on-site and it is ready to break ground as soon as required.

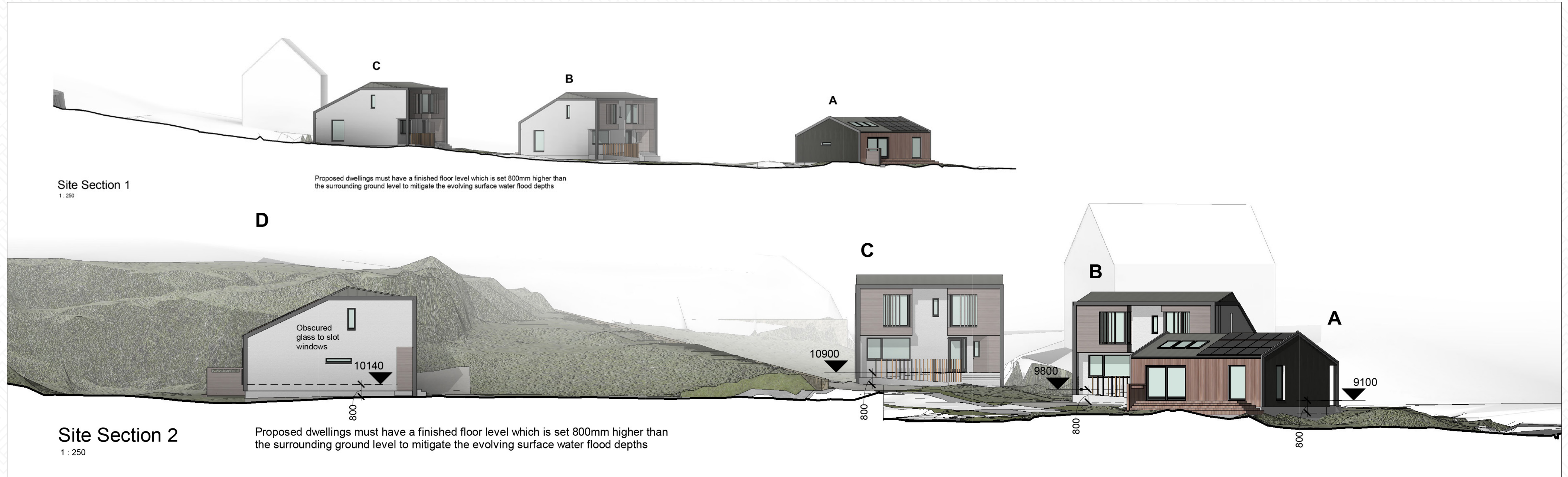
*Note: sizes/areas of all each plot is approximate and are subject to change by Sellers or potential Purchasers if required.

Tenure – Freehold









DUNOON IS AN AREA STEEPED IN HISTORY AND IS THE MAIN TOWN ON THE COWAL PENINSULA IN THE SOUTH OF ARGYLL AND BUTE, SCOTLAND.

It is located on the west shore of the upper Firth of Clyde, to the south of the Holy Loch and to the north of Innellan with the Gantocks rocks nestled off the coastline.

The town and surrounding area are recognised all over Scotland as a very desirable destination for outdoor pursuits, including walking, running, golfing, kayaking, sailing, fishing, climbing, triathlon, and mountain biking.

Local wildlife includes seals, sea otters, dolphins, basking sharks, roe deer, red deer, red squirrels, and many species of birds. The largest annual event held in the town is the Cowal Highland Gathering.

Dunoon also makes for an ideal location for those looking to move away from the traditional office environment to a working from home opportunity. Fast fibre broadband, two regular ferry services from the peninsula for pedestrians and vehicles, and train connections from Gourock to Central Glasgow all add to the vast connectivity of Dunoon.





There also are many trails (walks, running and mountain biking) around the hills surrounding Dunoon. Corlarach Hill has way-marked routes for walkers, mountain biking, and horse riders. These trails are located next to the Bishop's Glen on the hills above Dunoon.

Bishops Glen trail follows the shore of the remaining one of three reservoirs in the glen, that used to supply the fresh water supply to Dunoon. The reservoir is damming the Balgaidgh Burn (Balgie) and is now a freshwater rod fly fishing location.

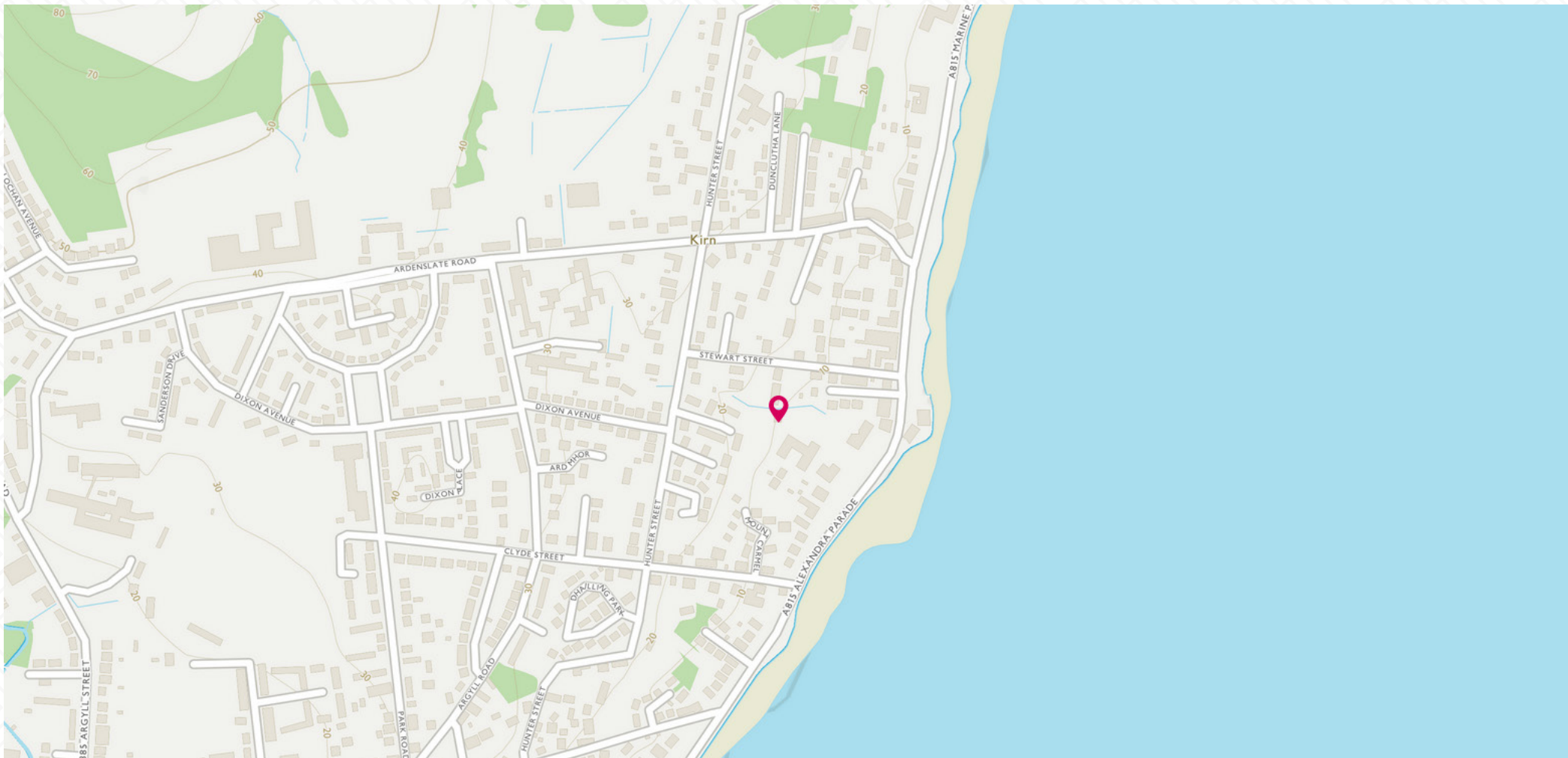
Nearby Holy Loch Marina offers all the sailing and yachting facilities you would expect to find in a well established marina.

Puck's Glen is the very popular short walk set in the hills close to Benmore Botanic Gardens.

The arboretum at Benmore Botanic Garden, part of the Royal Botanic Garden Edinburgh, is 7 miles (11 km) north of the town, just before Loch Eck. It offers its visitors 60 hectares (150 acres) and features some of the tallest trees in Britain, including the avenue of Giant Redwoods (Sequoia), some of which are over 37 meters (120 ft) high.

The Castle House Museum, which has been in existence since 1998, opens during the summer season and it holds historical information and displays for Dunoon and the Cowal peninsula.





**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JONNY CLIFFORD
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer