

# Plot at Dalarne

PIER ROAD, RHU, HELENSBURGH, ARGYLL AND BUTE, G84 8LJ



*A RARELY AVAILABLE SELF BUILD PLOT,  
EXTENDING TO APPROXIMATELY 0.5 ACRES*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

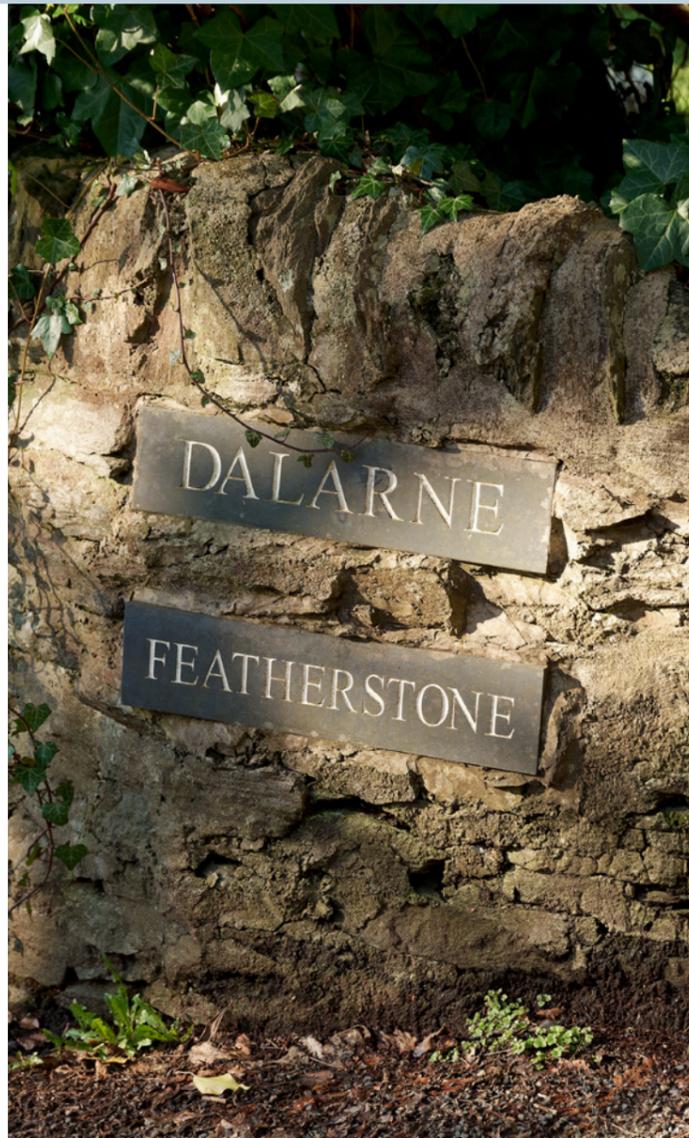


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*"...The plot forms part of a very rarely available parcel of land, set within the leafy private grounds at 'Dalarne'..."*

## THE PLOT

McEwan Fraser Legal are delighted to offer a truly unique plot of land for the self-build market. The plot forms part of a very rarely available parcel of land, set within the leafy private grounds at 'Dalarne', a magnificent Victorian villa. The land extends to approximately 2700 sq metres or approximately half an acre in size, with views towards the tranquil waters of the Gare Loch and Firth of Clyde.





PLOT AT DALARNE



## THE PLOT

The individual plot has been designed to offer the new owners the quintessential stunning home most people dream about. The location has open skies and a bright sunny position. Shared access is via a charming private road, so the plot offers a place for anyone who prefers a more peaceful and utterly unique place to call home.

The plot has full planning permission for the erection of a stunning architect-designed four-bedroom detached home, with an integral garage, and a balcony to enjoy the views. When complete, the property will extend to around 380 square metres, and built to a good standard, we expect it will command a premium value upon completion.

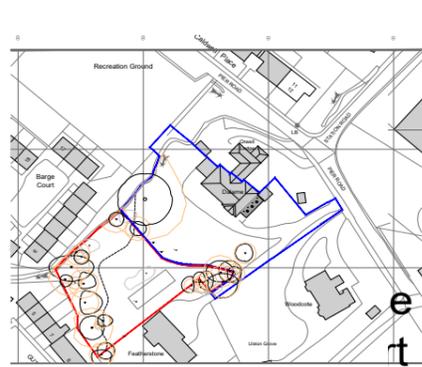
# THE PLOT

The proposed house will comprise:

- Entrance hall
- Open plan Lounge/Kitchen/Diner
- Utility room.
- Home office/Study
- Four bedrooms, with three en-suites
- Family bathroom
- Balcony
- Integral garage
- Generous garden space

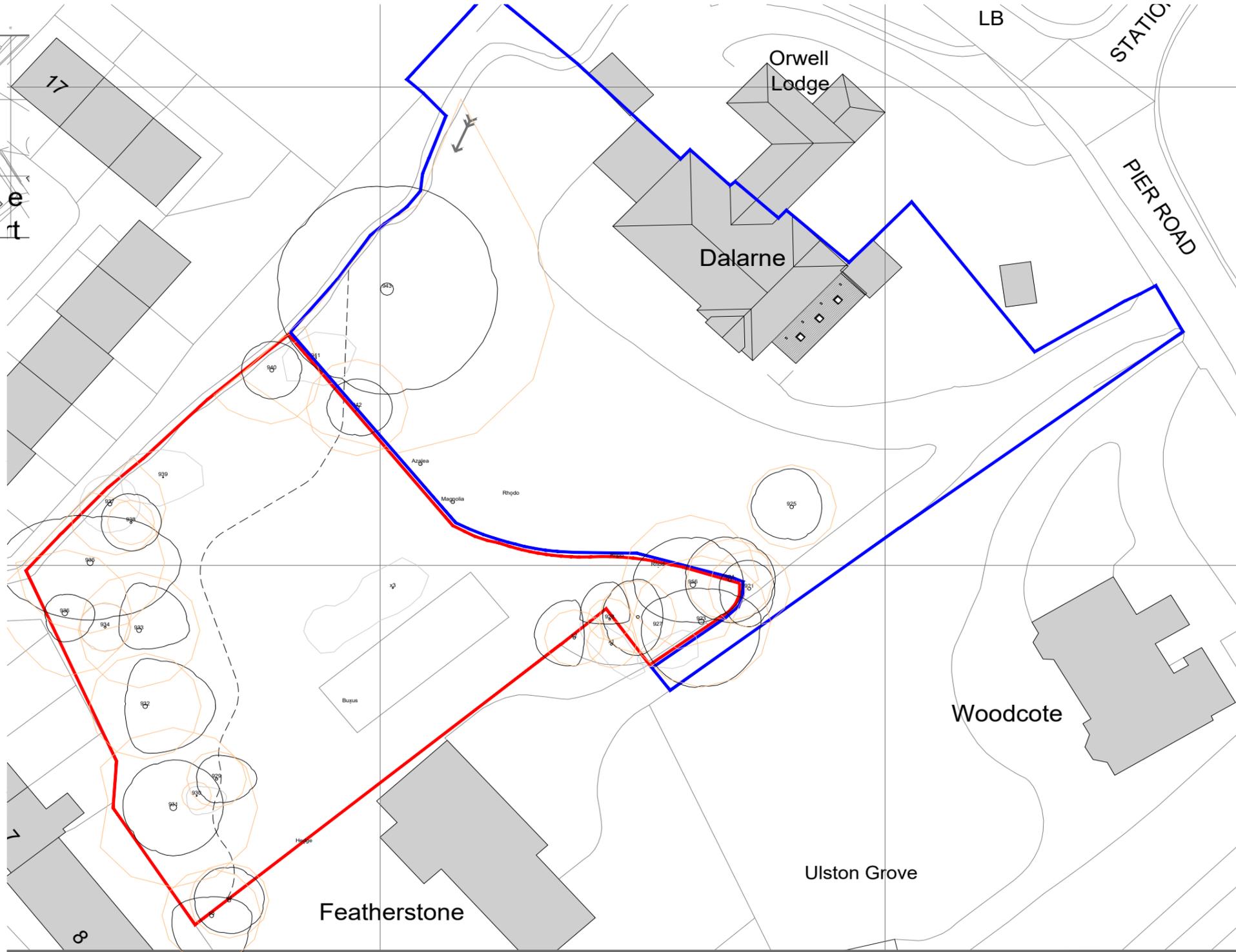
Self-build plots are extremely popular and good ones are a real rarity. This one is just perfect. Early viewing is absolutely essential for anyone interested in building their own 'Grand Design' on a private and secluded plot, with good links to nearby schools, amenities and transport links.





LOCATION PLAN 1:1250  
 Scale Bar 0 2 4 6 8 10m

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BLOCK PLAN 1:200  
 Scale Bar 0 2 4 6 8 10m

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Rev	Date	Description	Drawn	Checked
B	16.07.25	Boundary lines revised tree survey added	KP	KP
A	12.05.25	Boundary lines revised as requested	KP	KP

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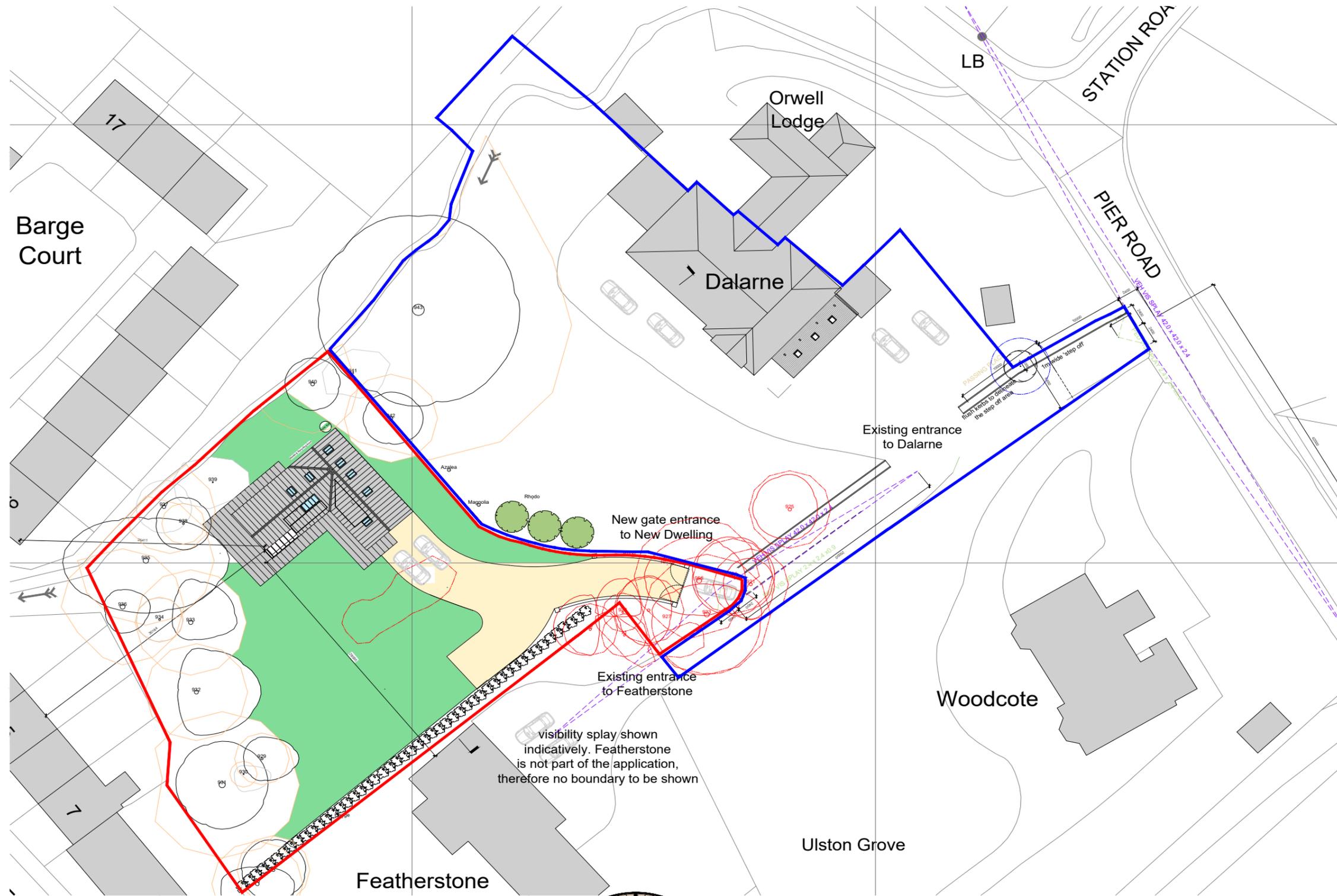
Project  
 Proposed 1.5 Storey Dwelling

Site  
 Location & Block Plan

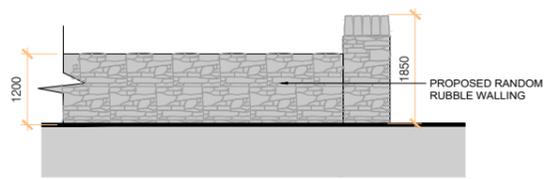
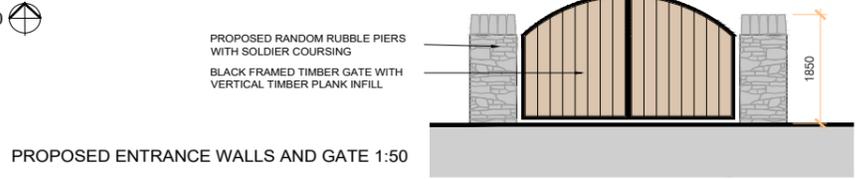
Date	Scale	Drawn by	Checked by
Apr 25	AS SHOWN@A1	KP	KP

Station  
**PLANNING**

Job no	Draw no	Revision
351	(2-1001)	B



PROPOSED SITE PLAN 1:200



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- Tree to be removed, refer to tree survey notes
- Tree to remain
- New trees to be planted
- Gravel driveway
- Stone pathway/ Patio Slate or similar dark grey

Rev	Date	Description	Drawn	Check
B	16.07.25	Boundary lines revised tree survey added	KP	
A	02.05.25	Building position altered slightly	KP	
		Measure adjustment to viewpoints		

job no	draw no	revision
351	(2-)002	B

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Board  
REG NO: 0696262

project  
Proposed 1.5 Storey Dwelling

title  
Proposed Site Plan

date  
Apr 2025

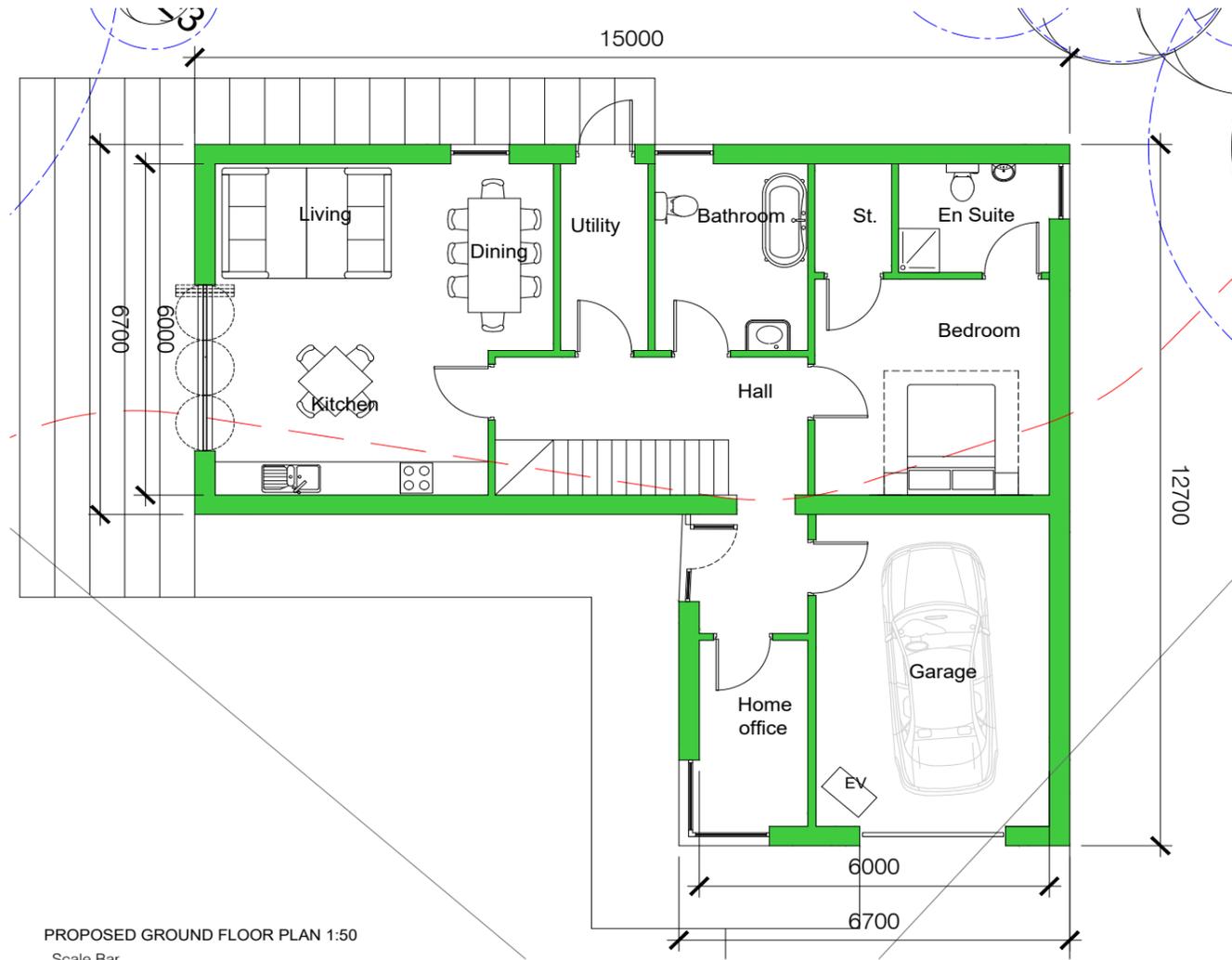
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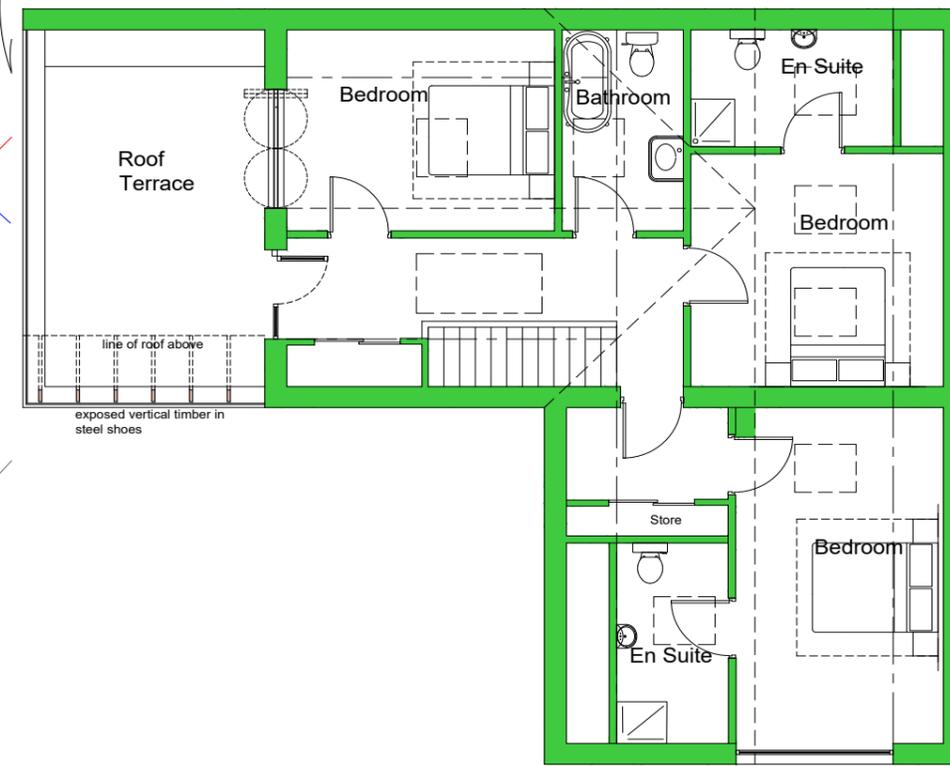
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KP

revision  
**PLANNING**

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351	(2-)002	B



PROPOSED GROUND FLOOR PLAN 1:50  
Scale Bar  
0 1 2 3 4 5m



PROPOSED FIRST FLOOR PLAN 1:50  
Scale Bar  
0 1 2 3 4 5m

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351		(2-1003)		

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key plan

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project  
Proposed 1.5 Storey Dwelling

title  
Proposed Floor Plans

date  
Apr 25

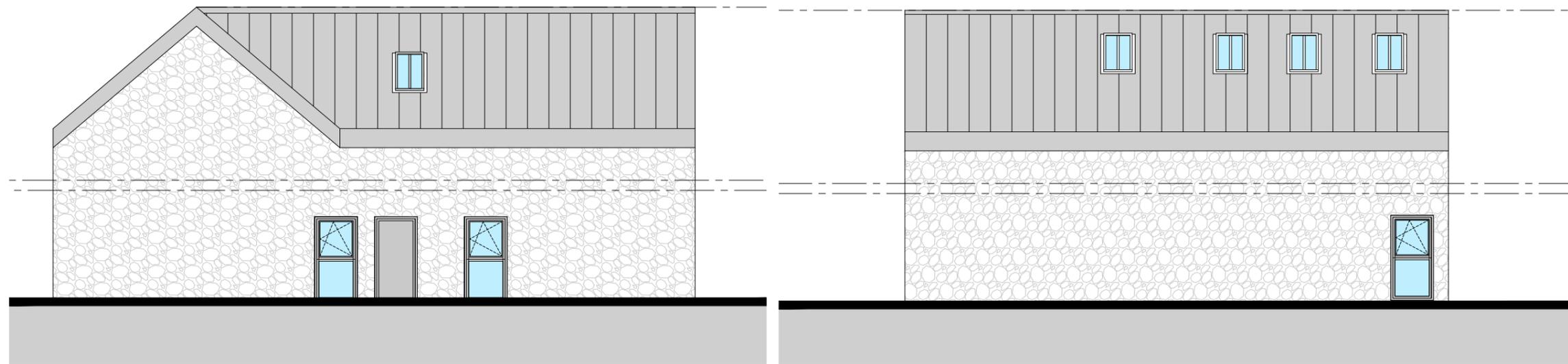
scale  
AS SHOWN@A1

drawn by  
KP

checked by  
KP

status  
**PLANNING**

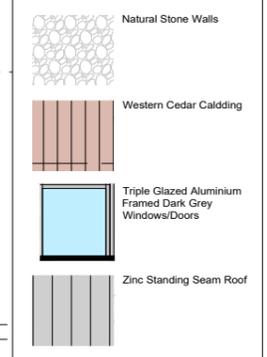
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A	02.05.25	Titles revised	KP	

job no	ang no	revision
351	(2-)005	A



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project  
Proposed 1.5 Storey Dwelling

title  
Proposed Elevations & Roof Plan

date scale drawn by checked by  
Apr 2025 AS SHOWN@A1 KP KP

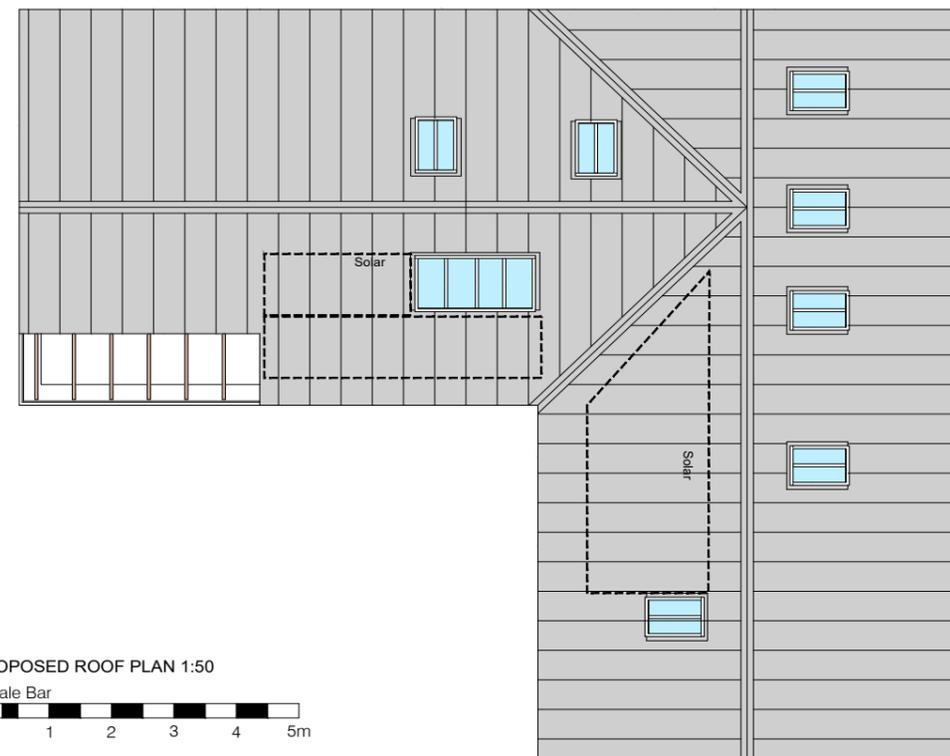
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PLANNING

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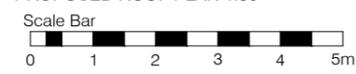
PROPOSED NORTH WEST ELEVATION 1:50



PROPOSED NORTH EAST ELEVATION 1:50



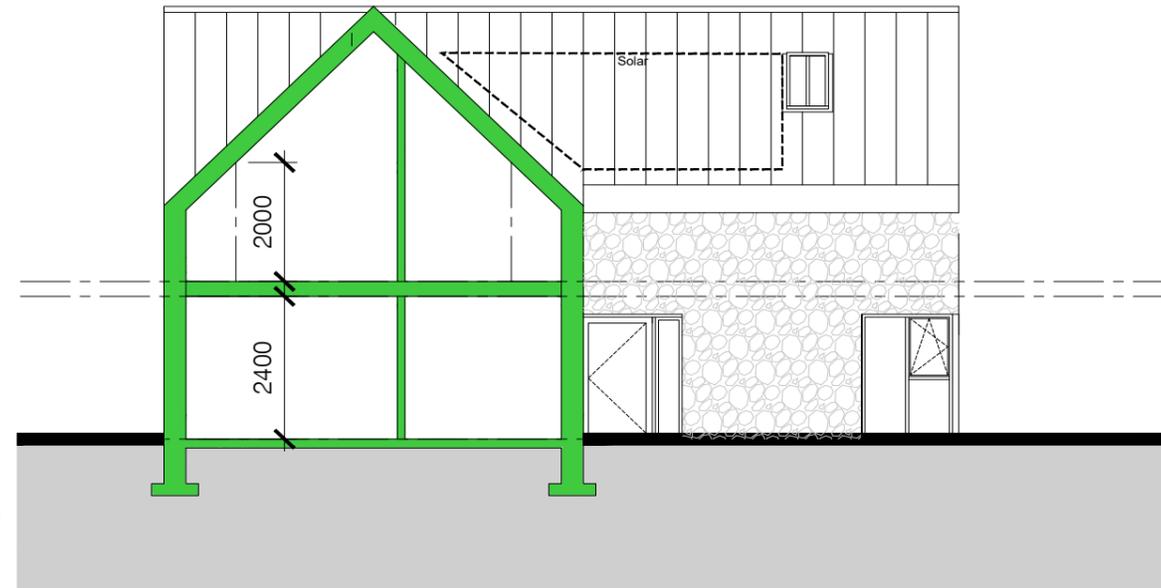
PROPOSED ROOF PLAN 1:50





PROPOSED SECTION AA 1:50

Scale Bar



PROPOSED SECTION BB 1:50

Scale Bar

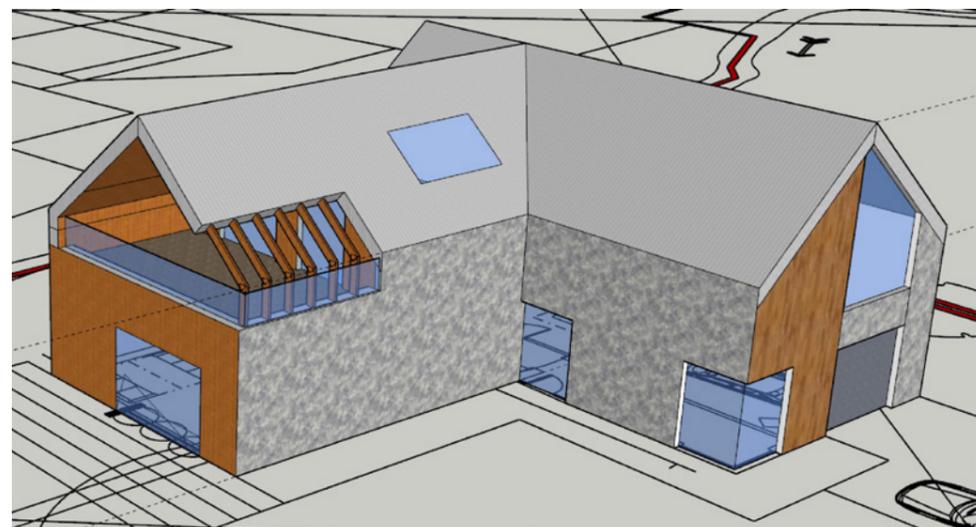
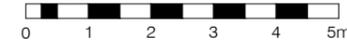


IMAGE LOOKING NORTH WEST



IMAGE LOOKING SOUTH WEST

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351		(2-006		

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key plan



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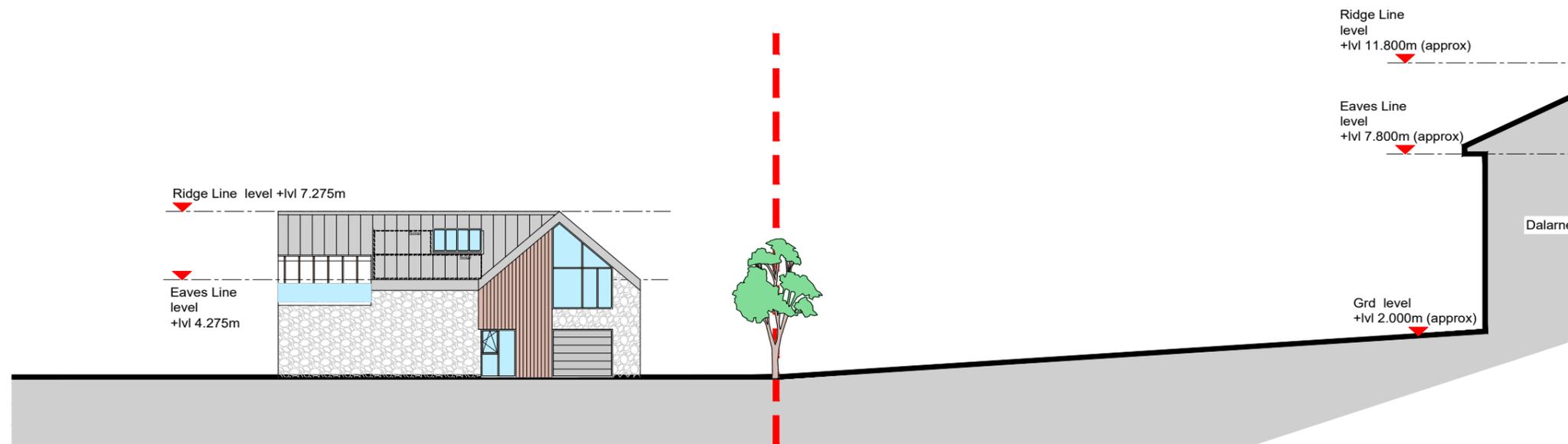
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Proposed 1.5 Storey Dwelling

title  
Proposed Sections

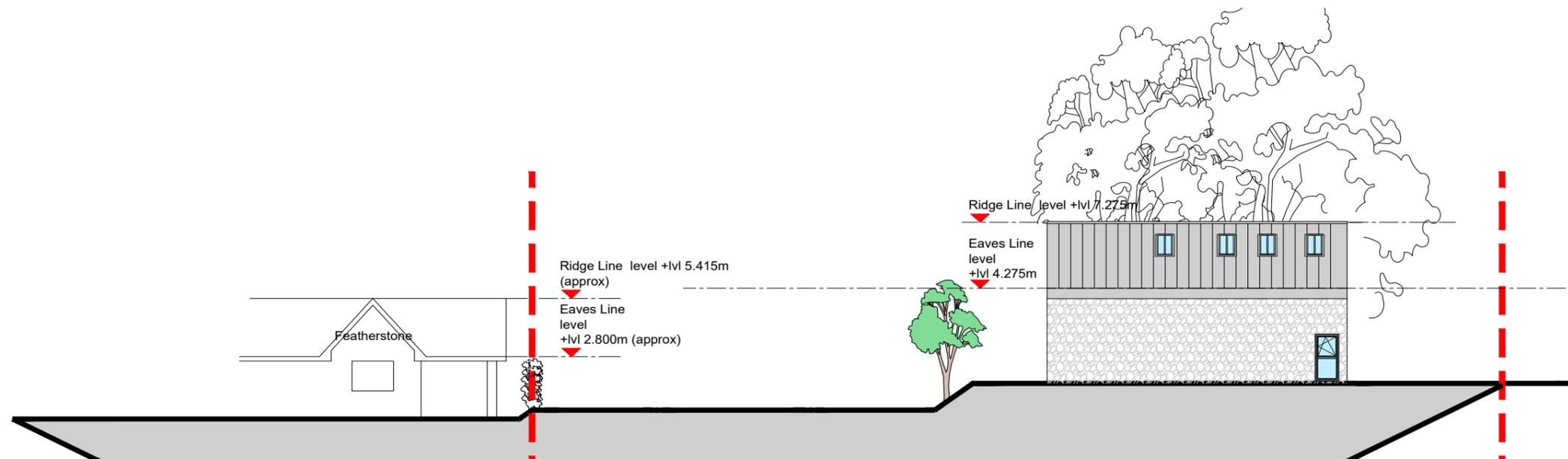
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status  
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PROPOSED SECTION AA 1:100



PROPOSED SECTION BB 1:100



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A 07.05.25 Scale bars adjusted KP

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351		(2-)007		A

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key plan



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title:  
Proposed Site Sections

date: scale: drawn by: checked by:  
Apr 2025 AS SHOWN@AI KP KP

status:  
**PLANNING**

job no	diag no	revision
351	(2-)007	A

# THE LOCATION

Pier Road is positioned in the charming village of Rhu overlooking the Eastern shore of Gare Loch, just to the West of Helensburgh, and is within easy reach of the amenities provided by the town. Helensburgh Central Station is on the main Glasgow Queen Street line, with Helensburgh Upper Station on the West Highland line, with a service from Helensburgh going directly to Edinburgh. Nearby Rhu Primary School is a co-educational and non-denominational school, with the reputable Hermitage Academy being the local secondary school. Private schooling is catered for by Lomond School which provides facilities for day pupils and boarders alike.





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Designer

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