DM HALL

For Sale

FOR SALE - TWO RESIDENTIAL PLOTS WITH PLANNING, STRACHUR



Birlinn Brae,
Strachur, PA27
8DT

0.20 to 0.30 Acres
(0.08 to 0.12 Hectares)

- Located on the southern shores of Loch Fyne in Argyll and Bute
- Attractive location with Loch views
- Bespoke style residential development
- Two house plots with consent for detached houses
- Plot 7 — 0.3 acres — serviced with foundations in place, offers over £125,000
- Plot 15 — 0.2 acres — serviced, offers over £95,000

DESCRIPTION

'Birlinn Brae' is a bespoke development designed by Glasgow based architect 'DETAIL', that runs parallel to the A886 and makes the most of its elevated position, with spectacular views north over Loch Fyne towards Inveraray and beyond.

Fourteen of the of the sixteen houses planned for 'Birlinn Brae' are occupied with the two available plots, Plots 7 and 15, located at either end of the site, ready for development.

Plot 7 (Crithean) extends to 0.3 acres and is serviced with foundations in place for a 'Type A', four bedroom, detached two storey villa, containing the following:

Ground Floor:

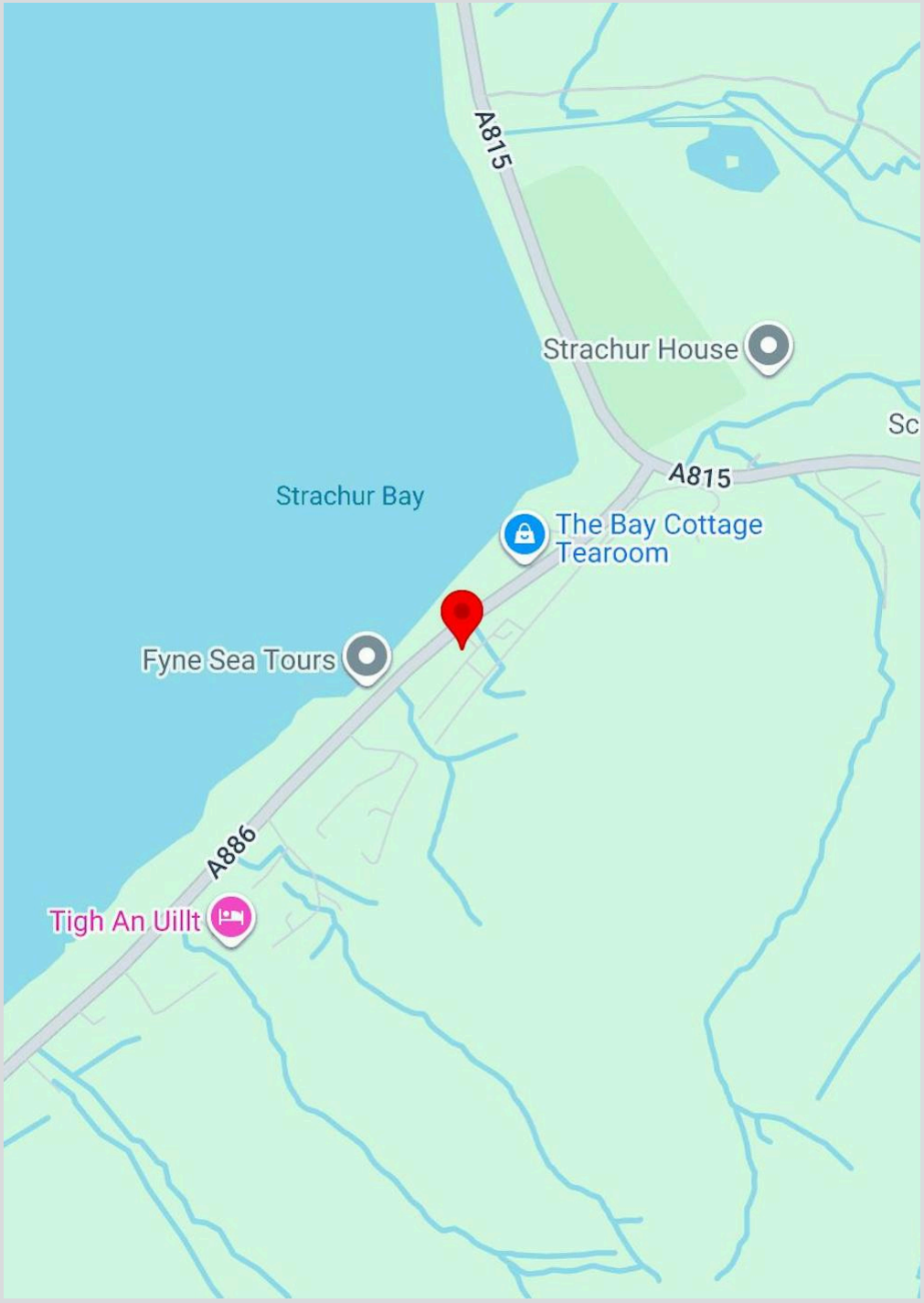
Hallway, Lounge/Dining Kitchen with elevated open views of Loch Fyne, Bedroom with En Suite, a utility room, Shower Room with wc and internal access to a double garage.

First Floor:

Three bedrooms (master with en suite bathroom) and a store

The house will have a gross internal floor area of 200 sqm (2,152 sqft), or thereby.

Plot 15 (Fraoch) extends to 0.2 acres and is serviced for a 'Type



LOCATION

Strachur is a vibrant and attractive village located on the southern shores of Loch Fyne, in the Argyll and Bute region, with the following drive times:

Dunoon 18 miles 28 minutes
Loch Lomond (Tarbet) 23 miles 32 minutes
Dumbarton 43 miles 59 minutes
Glasgow Airport 53 miles 72 minutes
Glasgow 64 miles 90 minutes

The village is ideal for those keen on outdoor pursuits, for owner occupiers, those seeking a lifestyle change, or, second homeowners with potential for the latter to avoid an Additional Dwelling Supplement by self-building.

The village has a shop/cafe with Post Office, located opposite, with a medical practice, a primary school and 'The Creggans Inn', a hotel and bar/restaurant within walking distance.

'Birlinn Brae' is located on the southwestern outskirts of Strachur, fronting on to the A886 and a short distance from the A815, which extends south east to Dunoon and north on to the A83 with the 'Rest and Be Thankful' and Inveraray located nearby.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs











PRICE

Offers from £95,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

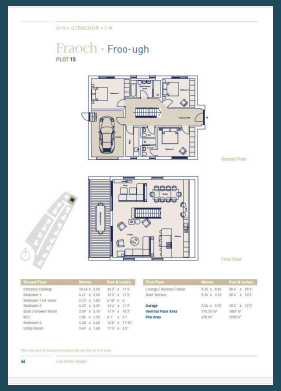
Strictly by contacting the sole agents.

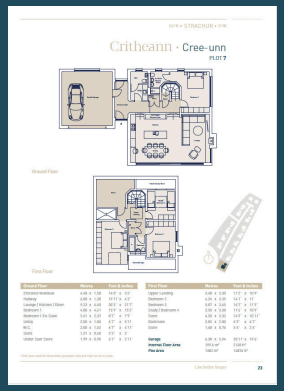
ANTI-MONEY LAUNDERING

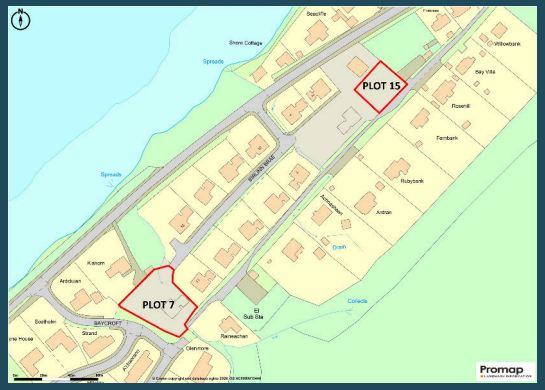
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS







Make an enquiry

Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

DM Hall
Eldo House
Prestwick, KA9 2PB
01292 268055

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: MAY 2026