



Land at Academy Road
Rothesay
Isle of Bute
PA20 0BG



OFFERS IN THE REGION OF £55,000

An exceptional residential development opportunity to acquire a large elevated building plot of approximately 860 square metres with panoramic views over Rothesay Bay and the Cowal coast beyond. The plot lies within the Rothesay Conservation area and has been designated as a residential gap site by the local authority subject to complying with the relevant rules and regulations.



Front view

The site extends to approximately 860 square metres and lies in the Conservation Area between Iain Villa and Rosehill on Academy Road.



Side elevation

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintrave. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which

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