



FORMER KENNELS WITH PLANNING PERMISSION

PORT OF ROSSDHU
BY LUSS, G83 8RH



A FORMER KENNELS WITH PLANNING PERMISSION FOR A 2 BEDROOM HOME IN 0.6 OF AN ACRE

PORT OF ROSSDHU,
BY LUSS, G83 8RH

Former gamekeeper's kennels ♦ Planning permission for 2 bedroom home ♦ Site: 0.6 of an acres

Directions

From the south take the A82 north towards Crianlarich. Follow the A82 past Balloch and continue straight on at the Arden roundabout. Pass Luss Estate office it is the next entrance on the left, turn left to the end and right up the track and the plot is on your right hand side.

From the north, head south on the A82 towards Glasgow. Pass the second entrance to Luss on your left hand side, shortly after this you will see a private track visible on your right, Turn left to the end and then right to find the plot on the right hand side.

Situation

Port O'Rossdhu kennels was a former game keeper's kennels and has planning consent for conversion to a two bedroom unit. The plot sits adjacent to the A82 near the village of Luss.

Luss is within the Loch Lomond and the Trossachs National Park, in an area of outstanding beauty, yet, under normal driving conditions, is only about 45 minutes drive from Glasgow city centre and 35 minutes from Glasgow International Airport.

The world acclaimed Loch Lomond Golf Course, a past host to the Barclays Scottish Open, is just outside the village. The five star Cameron House Hotel and Country Club is also close by, and there are numerous other golf courses in the vicinity.

Description

A former game keeper's kennel with planning permission for a two bedroom home – Loch Lomond and the Trossachs National Park – Application number – 2015/0324/DET

The site extends to some 0.6 of an acres

Local Authority

Argyll & Bute Council

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

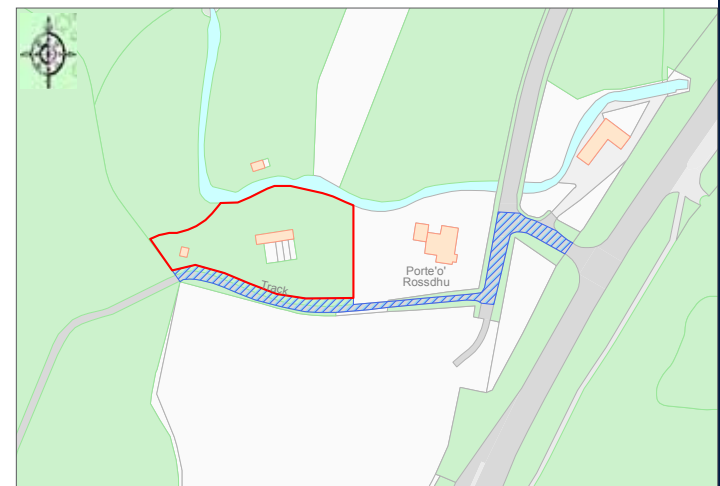
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

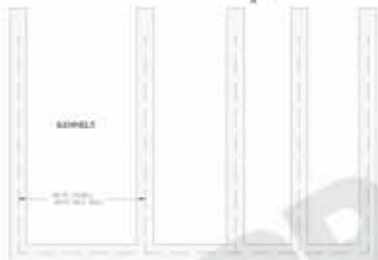
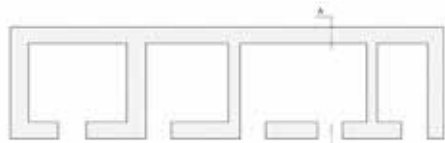
Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



PORTE O'ROSSDHU KENNELS



PLAN AS EXISTING 1:50

ELEVATIONS AS EXISTING 1:100



SECTION A-A AS EXISTING 1:100

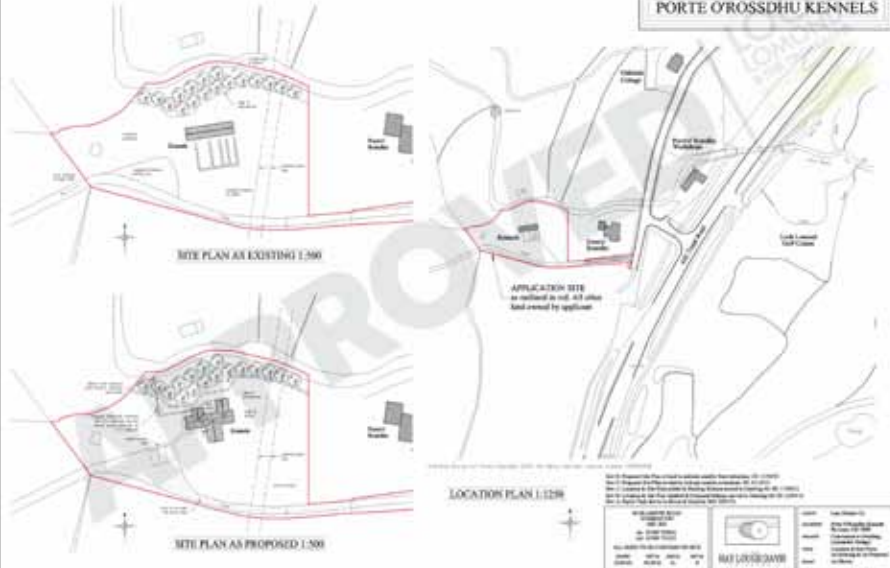


SECTION THROUGH SITE LOOKING EAST 1:200

GENERAL NOTES	
1.	As shown on drawings.
2.	Refer to site plan for details.
3.	Refer to schedule for materials.
4.	Refer to specification for details.

<p>Prepared by: [Name]</p> <p>Checked by: [Name]</p> <p>Approved by: [Name]</p>		<p>Date: [Date]</p> <p>Scale: [Scale]</p> <p>Sheet: [Number]</p>
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PORTE O'ROSSDHU KENNELS



SITE PLAN AS EXISTING 1:500

APPLICATION SITE as detailed on vol. 02 other land owned by applicant

SITE PLAN AS PROPOSED 1:500

LOCATION PLAN 1:1250

<p>Prepared by: [Name]</p> <p>Checked by: [Name]</p> <p>Approved by: [Name]</p>		<p>Date: [Date]</p> <p>Scale: [Scale]</p> <p>Sheet: [Number]</p>
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PORTE O'ROSSDHU KENNELS



ELEVATIONS AS PROPOSED 1:100



WEST ELEVATION



EAST ELEVATION



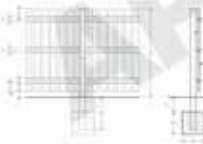
NORTH ELEVATION



SOUTH ELEVATION

GENERAL NOTES	
1.	As shown on drawings.
2.	Refer to site plan for details.
3.	Refer to schedule for materials.
4.	Refer to specification for details.

PLAN AS PROPOSED 1:50



1.6m HIGH FENCE DETAIL

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