



LAND AT WOODBANK
CAMPBELTOWN, ARGYLL AND BUTE

Galbraith

LAND AT WOODBANK, CAMPBELTOWN, ARGYLL AND BUTE

Potential development land in a rural yet accessible location

Campbeltown 4 miles ■ Southend 5 miles ■ Glasgow 141 miles

- Compact block of grassland in an elevated site
- Potential development opportunity subject to obtaining the necessary planning consents
- Far reaching views over the surrounding countryside
- Productive block of Grade 4.1 pasture land
- Excellent level of vehicle access via adjacent public roads

About 1.79 Ha (4.42 Acres) in total

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

The Land at Woodbank is situated in an elevated position with uninterrupted views over the surrounding countryside. The land is in a rural yet accessible location close to amenities in Campbeltown and Southend. The small settlement of Southend is located at the southern point of the Kintyre peninsula and offers local amenities such as a shop, medical centre and post office. There is also a café and 18-hole golf course enjoying a superb location on the Kintyre Peninsula. The internationally renowned 18-hole Machrihanish Golf Course and 9-hole Carradale Golf Course are also nearby.

Within easy reach of the property is Campbeltown with its wide range of services, including shops, schools, hospital, small cinema and leisure centre with swimming pool. It is also the home of several whisky distilleries including the famous Springbank. On the edge of the town is a large marina with berths for visiting yachts, chandlery and other services. As well as its unspoilt scenery, the area is known for its diverse wildlife and range of outdoor pursuits including walking, cycling, bird watching and horse riding. Close to the Land at Woodbank is the popular Wilder Ways Riding School offering a range of riding adventures.

The land is situated within easy reach of the main road network. There is also an airport a few miles to the north offering daily services to Glasgow International Airport. In the summer months, a car ferry operates between Campbeltown and Ardrossan which lies south west of Glasgow, allowing for access to Glasgow and beyond.

METHOD OF SALE

The Land at Woodbank is offered for sale as a whole.

DESCRIPTION

The Land at Woodbank comprises a productive block of pasture land extending to about 1.79 Ha (4.42 Acres) in total and benefits from an excellent level of vehicle access via the adjacent minor public road which leads directly from the B842. The farmland in recent years has been used for silage production during the summer months with the benefit of sheep grazing during the winter period. The land was originally farmed in-hand and in conjunction with the existing farming operations, but in more recent years the land has been let to a local farmer on a seasonal basis. The land benefits from an unrestricted right of access over the area of land shaded green on the sale plan within these particulars. Two residential building plots have already been sold off, with the remainder of the land marketed providing potential development opportunity subject to obtaining the necessary planning consents.

SERVICES

Property	Water	Electricity	Drainage	Mobile Availability
Land at Woodbank	Mains (close by)	Mains (close by)	N/A	Yes*

*Phone signal availability taken from Ofcom website

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Land at Woodbank is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

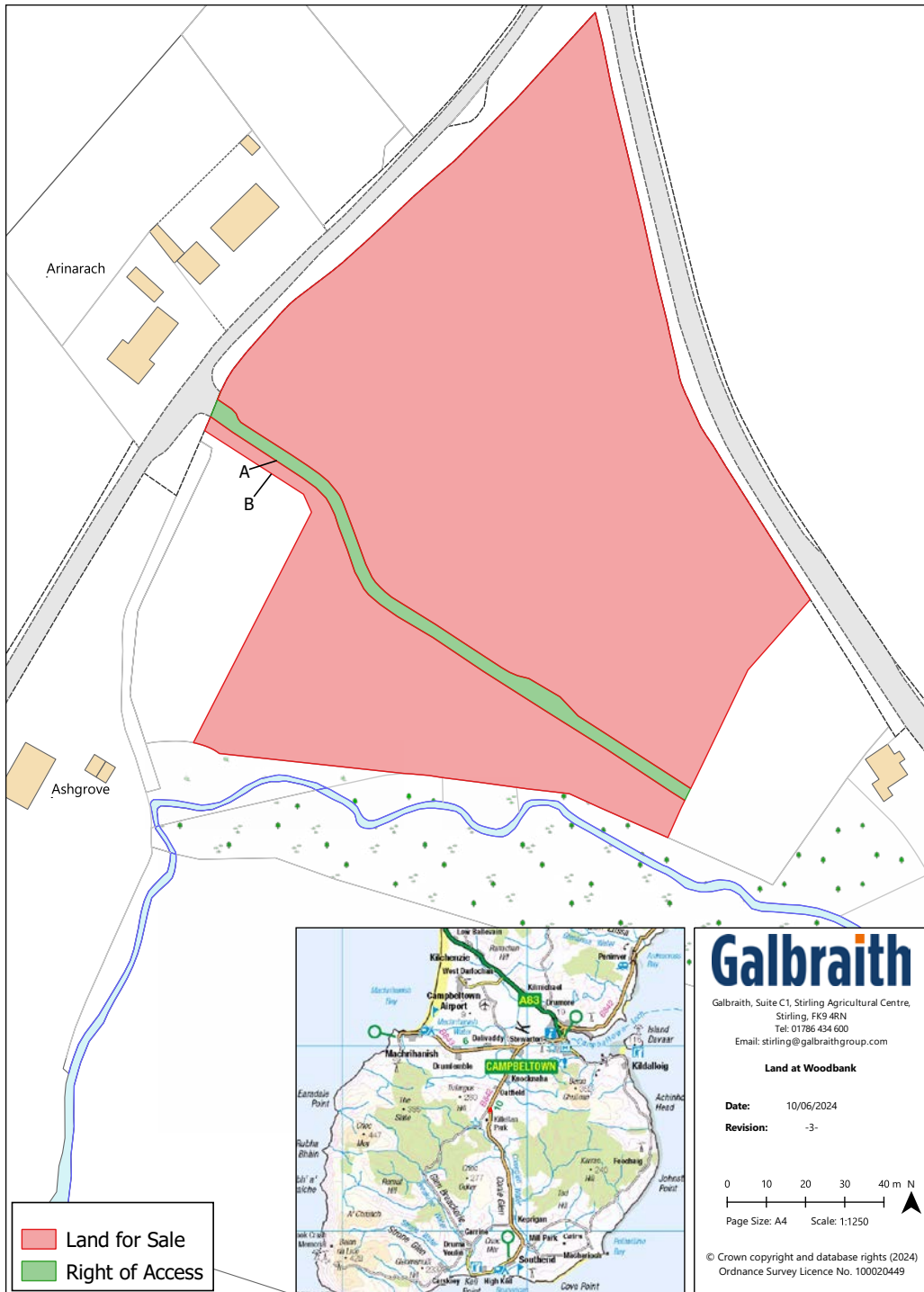
Argyll and Bute Council
 Kilmory
 Lochgilphead
 Argyll
 PA31 8RT
 T: 01546 605522
 W: <https://www.argyll-bute.gov.uk/home>

MINERALS

The mineral rights are included insofar as they are owned by the Seller.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the seller.



SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sale particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

POST CODE

PA28 6RJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/jeeps.downfield.treble>

SOLICITORS

Brodies LLP
58 Morrison Street
Edinburgh
EH3 8BP

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

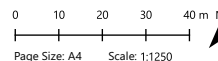
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Land at Woodbank

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Revision: -3-



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THIRD PARTY RIGHTS AND SERVITUDES

The proprietors of the Land at Southend to the south west benefit from a right of vehicular access between points A-B.

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2023. 9. Brochure prepared June 2024.





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