



Galbraith

FORMER FOXHOLES HOTEL

LERAGS, OBAN, ARGYLL, PA34 4SE



FORMER FOXHOLES HOTEL, LERAGS, OBAN, ARGYLL

FORMER HOTEL WITH SCOPE FOR CHANGE OF USE TO RESIDENTIAL

Oban 4.5 miles ■ Stirling 90 miles ■ Glasgow 102 miles

- Former hotel in private rural location
- 1 bedroom studio annex
- High amenity property with established garden and woodland
- Scope for development and residential use
- Approximately 1.39 acres



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket



LOCATION

Foxholes enjoys an attractive rural location a short distance to the south of the popular Argyllshire town of Oban with its wide range of shops, restaurants, schools, leisure centre, golf course, cinema and professional services. The area is connected by an excellent road network and the local train station operates the famous West Highland Line to Glasgow with plans to extend to London in future. From the picturesque harbour, there are regular ferry sailings to the Inner and Outer Hebrides and a few miles to the north, Connell airport operates regular flights to the Outer Isles. Oban is the perfect location to enjoy a range of leisure activities, including sailing, hill walking, golf and exploring the many beaches and coastline in the area.

A short distance to the south is Loch Feochan which is a sheltered sea loch with a boat yard, jetty and moorings at Ardoran on the north shore of the loch.

DESCRIPTION

Foxholes comprises a former hotel with 9 letting rooms all of which have en-suite shower or bathrooms, a dining room, lounge/bar, kitchen, pantry, and laundry room. In addition, there is a 4 bedroom apartment, with office, sitting room, bathroom and en-suite shower room.

The property is of block construction with painted harled walls under a pitched tile roof. The property has aluminium frame double glazing throughout and extends to approximately 3,860 sq.ft in total.

Adjacent to the main building is a timber clad lodge with a double garage on the ground floor and studio accommodation on the first floor including an open plan kitchen, sitting room and dining



area, a double bedroom and shower room. The property was noted to be in good condition and we would consider will not require any upgrading. The property extends to approximately 1,118 sq.ft.

At the bottom of the garden there is a 1 bedroom chalet which has not been completed in terms of internal construction works.

Externally, the property sits in an attractive mature garden, with established trees and herbaceous borders.

The property is accessed via a short private drive which leads from a tarmac road that is a privately owned road.

The property has until recently been used for commercial purposes and would benefit from refurbishment and modernisation.

PLANNING

The subjects are located in open countryside and do not have a specific planning allocation in the Argyll and Bute Local Development Plan. However, we are of the view that there may be scope for alternative use such as residential.

It should be noted that an application for change of use to residential use has been made and expected to be determined by end of March 2025.

We would recommend that any planning enquiries should be directed to:

Argyll & Bute Council
Kilmory
Lochgilthead
Argyll
PA31 8RT
W: www.argyll-bute.gov.uk
Tel: 01546 605 522

RATEABLE VALUE

The property has a rateable value of £14,300

SERVICES

Mains Electricity
Private Water
Private Drainage
Heating - Electric

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

ACCESS

The road leading from the public road that links the A816 to Lerags is privately owned. There is a maintenance obligation on the road on a user basis. Further information is available on request.

ASKING PRICE

Our clients are seeking offers over £575,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

All figures are quoted exclusive of VAT.

ENTRY

To be mutually agreed.

POST CODE

PA34 4SE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///fend.steady.mascot

SOLICITORS

Shaws Law
Scottish Marine Institute
Dunstaffnage
Oban
PA37 1QA

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.

To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

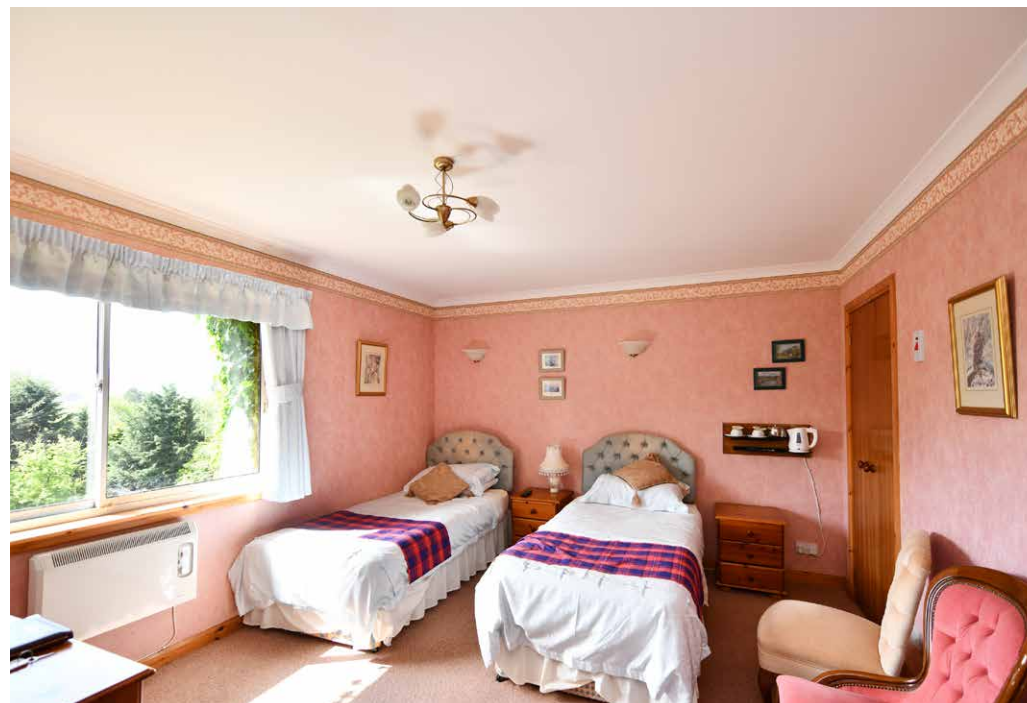
Failure to provide this information may result in an offer not being considered.

VIEWING AND FURTHER INFORMATION

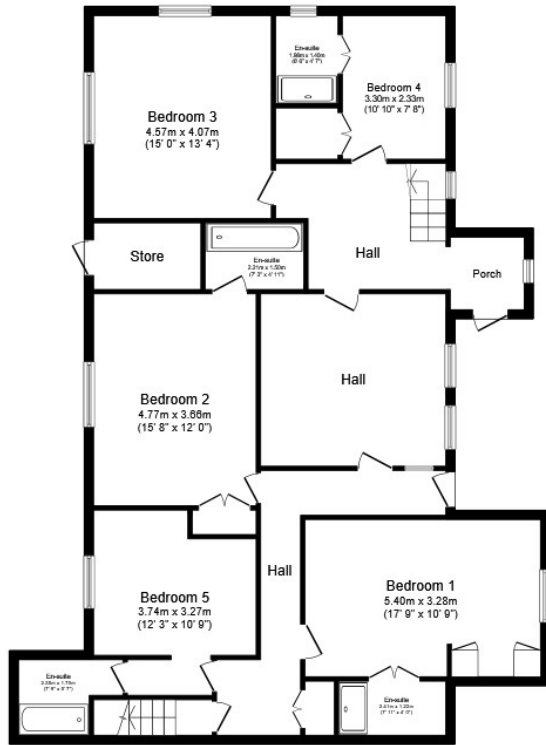
For further information or to arrange a viewing please contact the selling agents:

Galbraith
Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN
Tel: 01786 434 600

Harry Stott
01786 434 630
07909 978 644
harry.stott@galbraithgroup.com



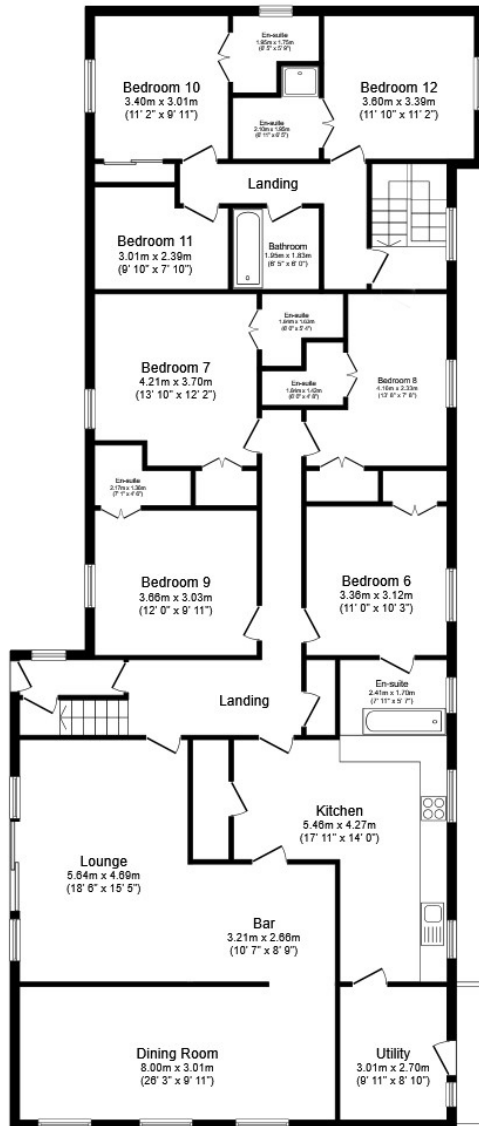
Foxholes Hotel



Ground Floor

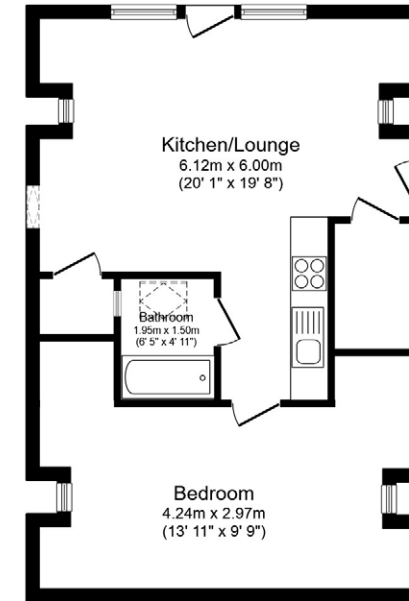
Total floor area 358.6 sq.m. (3,860 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



First Floor

Lodge



Floor Plan

Total floor area 53.0 sq.m. (570 sq.ft.) approx

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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, together with proof of funding and Identification. 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. Photographs taken in June 2023. 8. Particulars prepared November 2024.





Galbraith



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