

**ASCOG DEVELOPMENT**  
ASCOG, ISLE OF BUTE, ARGYLL AND BUTE







# ASCOG DEVELOPMENT, ASCOG, ISLE OF BUTE, ARGYLL AND BUTE

An excellent development opportunity on a generous plot with superb sea views.

Rothesay 3 miles ■ Glasgow (via Ferry) 46 miles

About 4.3 acres (1.74 ha)

Offers Over £250,000

- Planning permission for 2 houses and 8 flats.
- Commanding position with magnificent sea views to the Firth of Clyde.
- Services available close by.



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket





### SITUATION

A beautiful and historic island, Bute is situated in the heart of the Firth of Clyde, off Scotland's verdant west coast. The island possesses areas of great scenic beauty and has been a popular holiday destination dating back to Victorian times and is one of the most accessible islands. Due to its proximity to the Gulf Stream, the island enjoys a particularly mild climate and has become known as the "Madeira of Scotland". Bute is divided in two by the Highland Boundary Fault (a geological fault), in the north the island is hilly and largely uncultivated and to the south, is more rolling and highly cultivated. The western side of Bute is known for its glorious sandy beaches, many of which enjoy fine views over the Sound of Bute towards Arran.

Rothesay (about 3 miles) offers an extensive range of amenities including primary and secondary schooling, a campus of the Argyll College, a good range of shops, a first class community hospital and leisure centre with swimming pool. There is easy access to mainland ferry connections (Caledonian MacBrayne) from Rothesay to Wemyss Bay ensuring that Glasgow City centre and Glasgow Airport can be reached with ease. Wemyss Bay has a direct train link to the city centre whilst Glasgow Prestwick Airport and the popular Ayrshire coastal towns are also easily accessible. A second ferry from Rhubodach on the north of the island to Colintraive on the Cowal Peninsula allows for easy access for visiting Argyll and the west coast of Scotland.

The Isle of Bute offers a wide range of leisure and recreation amenities including some excellent walking including The West Island Way which runs the length of the island for 30 miles, and the best views from the island can be seen from Canada Hill. Golf is available on the island's three courses and the Discovery Centre at Rothesay houses a small cinema together with Visit Scotland information centre.

There are exceptional yachting facilities at the marinas in Troon, Largs, Inverkip and Port Bannatyne Marina has 108 berths serving the west coast and the islands.

Mount Stewart House and Gardens are open to the public from May to October, with private house tours available through winter, with its enchanting 19th century manor house and 300

acres of fabulous gardens with arboricultural and horticultural collections, Mount Stewart holds a fascinating exhibition collection together with a courtyard café.

### DESCRIPTION

The development site sits to the south of the village of Ascog in a desirable position and enjoys lovely coastal views. Formerly a paddock, the field is bounded to the east by a low mixed rubble stone wall, to the north by the gardens of Southpark House, to the south by the gardens of Hawkstone House and to the west by a tree lined embankment. This sought after location, benefits from excellent walks and cycle routes available directly from the property. Rothesay ferry terminal is approximately 3 miles north. The property was granted full planning consent Ref: 06/01710/DET validated 29th May 2012 for 2 detached houses and 2 apartment blocks (8 apartments). There is scope to revise this planning consent subject to meeting any local plan policies and all enquiries should be submitted to Argyll and Bute Council.

### SERVICES

Mains gas is available.

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

A small section has a 10% chance risk of surface water flooding in any one year.

### DIRECTIONS

From Glasgow, head west on the M8. Continuing past Greenock, head onto the A78 into Wemyss Bay. Take the Caledonian Macbrayne ferry from Wemyss Bay to Rothesay. From the Rothesay ferry terminal drive south along the A844 passing through Rothesay into Ascog. On exiting the village of Ascog, just after Balmory Road entrance, the site is located on the right hand side between the houses of Southpark and Hawkstone.

PA20 9EU



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/mint.grandest.mooring>

### SOLICITORS

Lockharts Law, 12 Beresford Terrace, Ayr KA7 2EG

### LOCAL AUTHORITY

Argyll and Bute Council, Kilmory Lochgilphead, Argyll, PA31 8RT, T: 01546 602127

### VIEWINGS

Strictly by appointment with the Selling Agents.

### 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

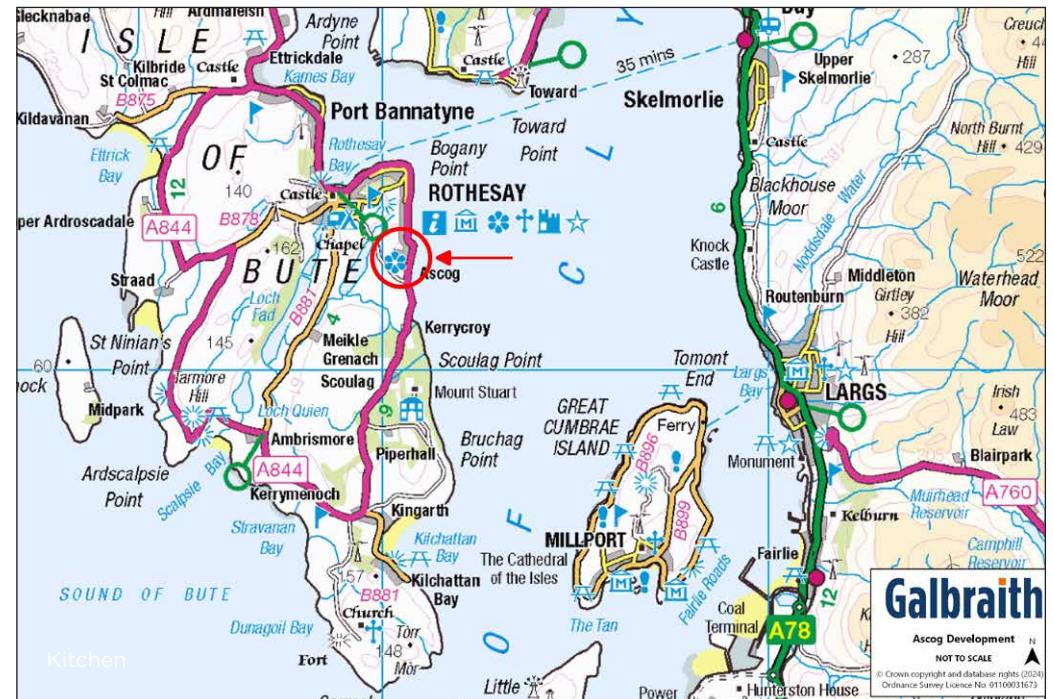
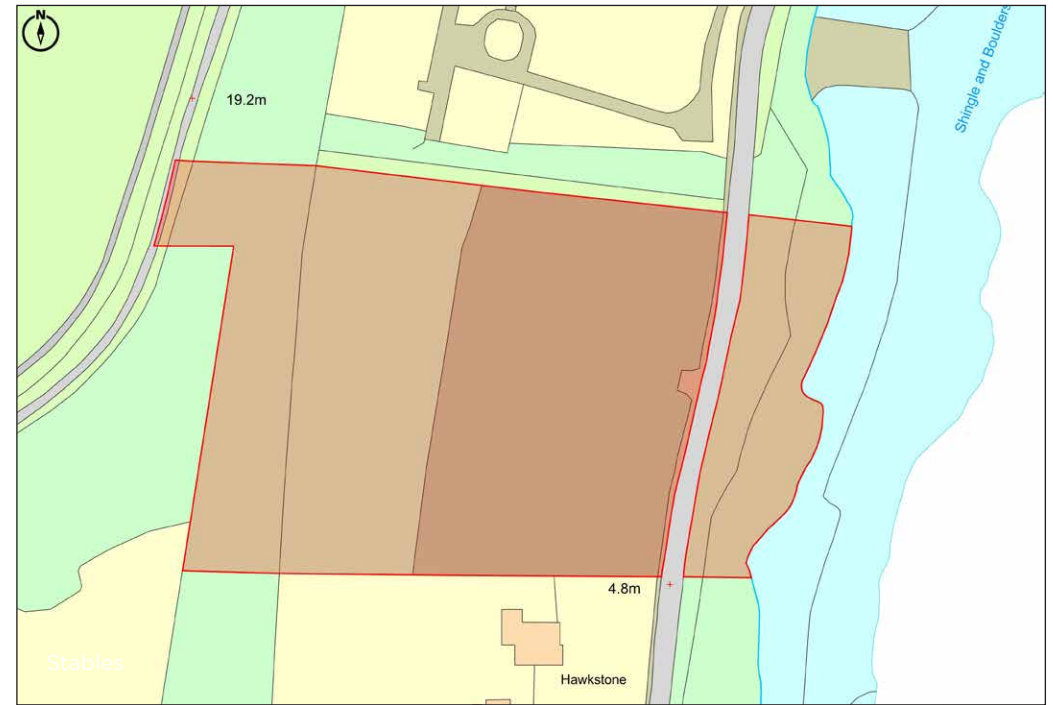
Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

### 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 January 2025.







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE