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Nestled in the heart of Argyll, Scotland, the Chalet Park at Loch Awe offers a unique opportunity to build your own chalet in one of the most picturesque settings imaginable. This opportunity presents new owners with the opportunity to build their own freehold chalet in a communally owned park, combining rustic charm with modern amenities, providing an idyllic retreat for nature lovers and adventure seekers alike.

- Planning Permission for 2 bed chalet
- Stunning location
- Ideal location to enjoy outdoor pursuits.
- Peaceful retreat
- Lochside holiday park



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# Dalavich Chalet Park Plot 17 | Dalavich | Taynuilt | Argyll and Bute | PA35 1HS

£45,000

## Situation

Nestled in the tranquil Loch Awe Forest Park this plot will provide a peaceful retreat in Argyll, Scotland. The design incorporates a rustic charm with modern amenities. Loch Awe, the longest freshwater loch in Scotland, is surrounded by pristine landscapes, including wooded hillsides and rocky shores, interspersed with quaint villages.

The plot is strategically placed within the forest park, providing direct access to numerous activities where one can explore the loch, swim, visit St Conan's Kirk, or venture to the Hollow Mountain. Anglers will find Loch Awe an ideal spot, renowned for its excellent fishing. Just a two-hour drive or train ride from Glasgow.

Loch Awe's appeal as a tourist destination is evident in its breath-taking landscapes, historical sites, and vibrant local communities. The Cabins offer a unique opportunity for those interested in a holiday business, combining the serenity of the forest, the allure of the loch, and easy access to major towns and Glasgow.

## The Business

Dalavich Chalet Park offers an excellent business opportunity for those looking to invest in the thriving self-catering holiday market. The park is situated in a picturesque rural location near the banks of Loch Awe, providing a stunning backdrop for holiday accommodation. With planning permission for a two-bedroom chalet, new owners can create a beautifully presented detached property that caters to the high demand for holiday retreats in this popular area. The location's natural beauty and proximity to Loch Awe make it an attractive destination for tourists seeking a tranquil getaway. Potential owners can benefit from the buoyant self-catering market, with options to include amenities such as hot tubs and free Wi-Fi to enhance the guest experience and increase rental appeal.

Alternatively, Owners may wish to keep the cabin as their own holiday home. Private owners currently benefit from a 50% council tax reduction and with factoring fees of around £80-90 per month this provides a rare opportunity to own a holiday home with relatively low annual overheads.

## Property

The proposed chalet at Dalavich Chalet Park is for a south facing, 2-bedroom wood log cabin with planning permission. The entrance leads into an open-plan living, dining and kitchen area. A high pitched roof, with gable end windows and french doors lead out to an elevated enclosed veranda. There are two double bedrooms, a good-sized shower room and loft room. This layout provides a functional and comfortable space for holiday accommodation, suitable for families or small groups. Fully insulated for year round use, a log burning stove adds to the proposed lodges cosy character.

## External

Loch Awe Forest Park, created by the Forestry Commission, is a sanctuary of tranquillity set against a backdrop of outstanding scenery. The park is a natural playground, boasting forests, burns, rivers, castles, mountains, and lochs waiting to be explored and enjoyed. Whether you're seeking adventure or a peaceful stroll through the local nature reserve, the park caters to all desires.

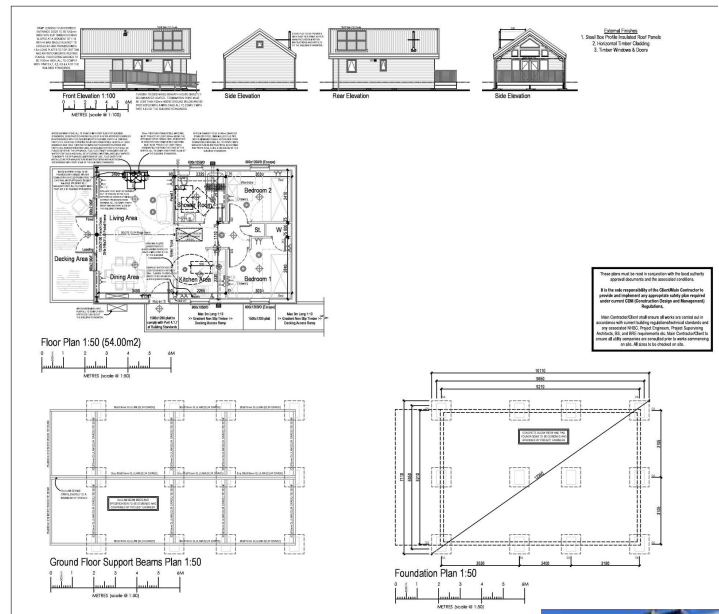
The lodges are designed to blend seamlessly with this natural paradise. Each lodge features private garden areas and verandas. Plot 17 encompasses a small area of woodland and burn running along the front edge of the plot offering guests their own secluded outdoor space to unwind. Scandinavian-style wood burning or electric hot tubs can also be installed at the lodge to provide a unique way to relax, surrounded by the quiet of the forest. Additionally, private parking is provided for at all lodges.

## CCL Property

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.