

FOR SALE BY ONLINE AUCTION

Boundary Lines Are For
Indicative Purposes Only



**Auction Date: 20th August
2026 at 2:30pm**

**Site Area: Circa 17 Acres (6.88
Hectares)**

**Redevelopment Opportunity (Subject
to Planning)**

**Located Within Close Proximity To
Campbeltown Town Centre**

Adjacent to Primary Travel Route

Guide Price : £29,000



WHAT 3 WORDS GOOGLE MAPS

DIPPEN WOOD, CARRADALE, ARGYLL & BUTE, PA28 6QT

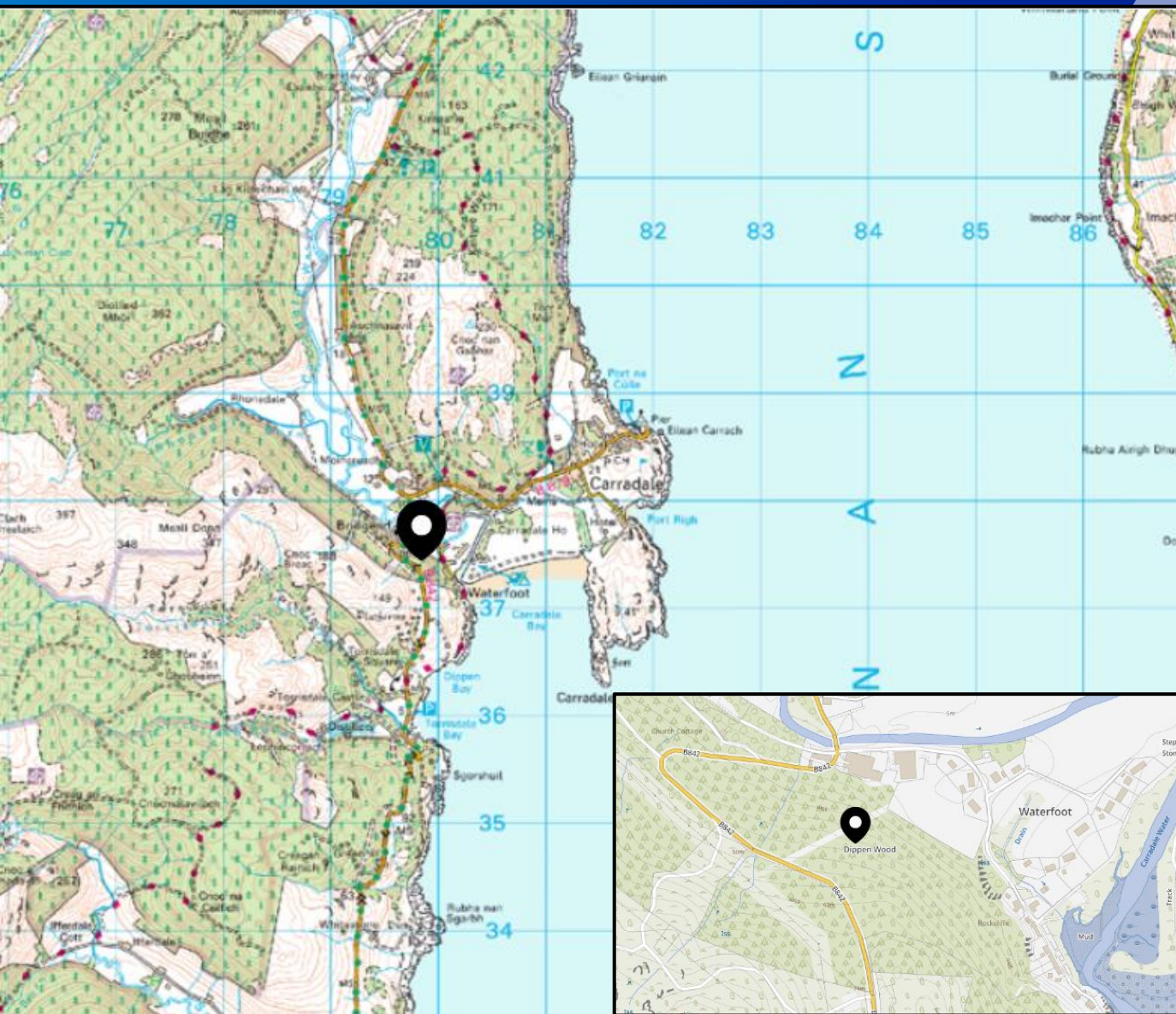
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shepherd.co.uk**





Location

DIPPEN WOOD, CARRADALE, ARGYLE & BUTE, PA28 6QT



The subjects are situated in Carradale, a short distance from Campbeltown, the principal settlement on the Kintyre Peninsula within the Argyll & Bute Council area.

Carradale benefits from strong transport links with the A83 nearby providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 14 miles from the subject property, offering services to Tarbert and Ardrossan. Campbeltown Airport is also located nearby offering flights to and from Glasgow International Airport.

The surrounding area is also home to Carradale Primary School and Carradale Hotel & Golf Course. These longstanding institutions are further boosted by attractions such as Carradale Bay Holiday Park, which rests on the nearby Carradale Bay Beach, as well as multiple further hospitality locations in the town centre.

More specifically, the subjects occupy a prominent pitch alongside the B842, with nearby occupiers including Dippen Farm, Saddell & Carradale Parish Church and around 25 residential dwellings.



[GOOGLE MAPS](#)



[WHAT 3 WORDS](#)



Description

DIPPEN WOOD, CARRADALE, ARGYLE & BUTE, PA28 6QT



The total site area extends to approximately 6.88 Hectares (17 Acres) and is populated primarily by mature trees & woodland, with an approximate 36% Gradient. The subjects comprise an irregular shaped site, bordered to the North, West and South by the B842. There is currently no dedicated access point to the site, however entry is available at multiple points along the perimeter.

The configuration of the site would lend itself towards a variety of uses, subject to any purchaser obtaining all relevant planning permissions.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to the disposal prior to purchase. The information provided is indicative only.

ACCOMMODATION

	Acres	Hectares
Site Area	17	6.88
Total	17	6.88

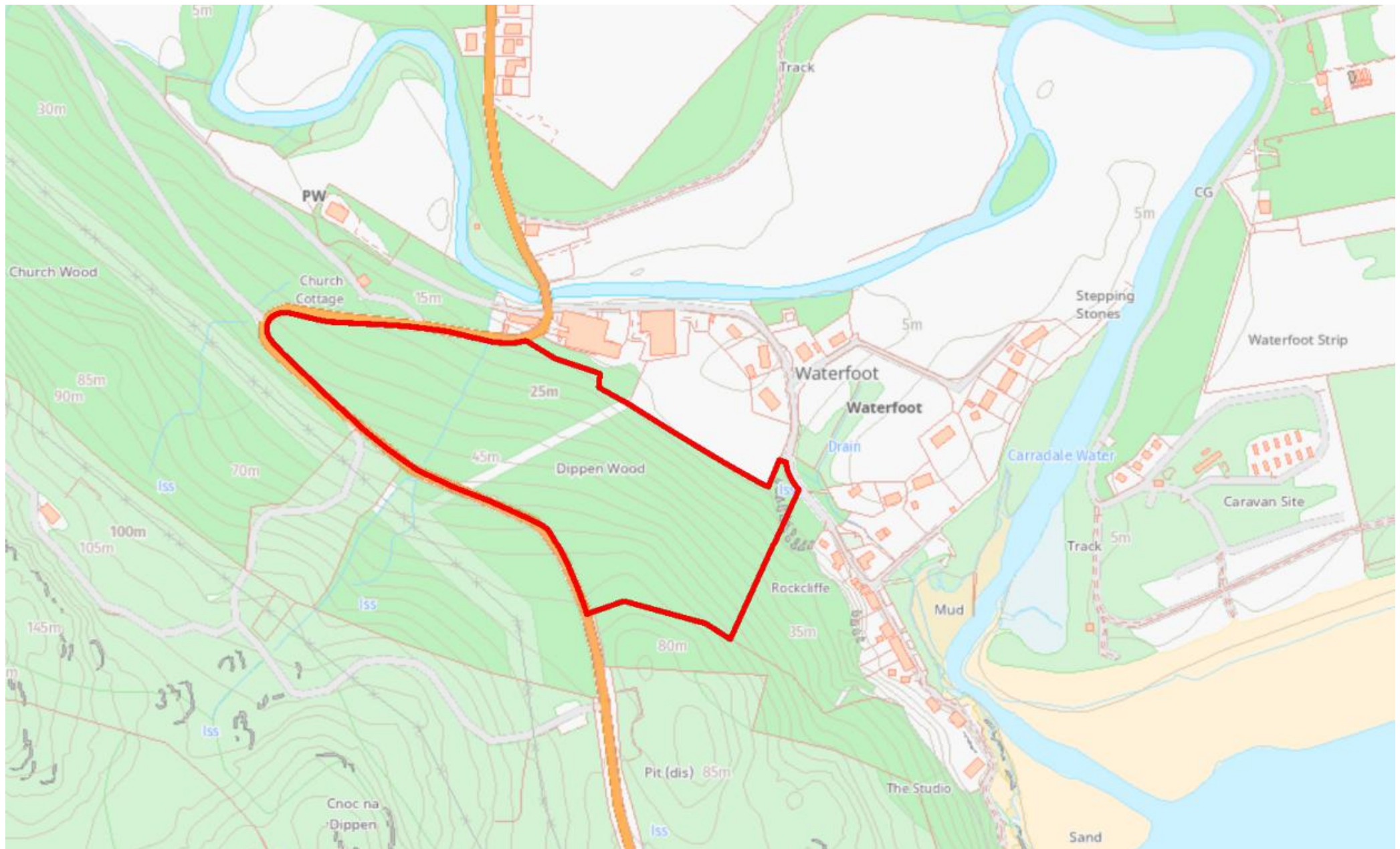
The above site areas have been calculated using Promaps Mapping Software.

The site is zoned as Local Landscape Area in accordance with the Argyle and Bute Council Local Development Plan.



Title Plan

DIPPEN WOOD, CARRADALE, ARGYLE & BUTE, PA28 6QT





Auction Date

The auction will be held on 20th August 2026 at 2:30pm

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Planning

The site is zoned as Local Landscape Area in accordance with the Argyll and Bute Council Local Development Plan. Interested parties should make their own enquiries with Argyll & Bute Council Planning Department planning.bandc@argyll-bute.gov.uk

Guide Price

The property has a guide price of £29,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyer's fees on this lot.

Legal Pack

The legal pack is available to view online.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: July 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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