

# Residential Development Plots

PORT O' ROSSDHU, LOCH LOMOND

RARE OPPORTUNITY TO PURCHASE FOUR CONSENTED SELF BUILD AFFORDABLE RESIDENTIAL PLOTS INDIVIDUALLY





## THE PLOTS

On behalf of Luss Estates Company, Savills are pleased to present four individual self build affordable family dwelling development plots for sale across two sites, located close to the conservation village of Luss, Loch Lomond Golf Club and Cameron House Hotel. Situated on the south-west shore of Loch Lomond opposite the Loch Lomond Golf Course & Rossdhu House, the land (with detailed planning permission) provides a rarely available opportunity for residential development within one of Scotland's most desirable, accessible and vibrant rural communities.

The four plot opportunity is nestled within the Loch Lomond and Trossachs National Park, one of only two National Parks in Scotland. Owned by Luss Estates Company, the scenic plots are available as a whole, in combination or individually.

## KEY HIGHLIGHTS

- Rare Loch Lomond Residential Development Plots
- Detailed Planning Permission for four detached three-bedroom homes (Ref. 2024/0187/DET & 2024/0243/DET)
- Sites extending to 1.35 acres (0.54 ha)
- Scenic National Parks location
- Strong commuter links to Helensburgh & Glasgow

## DESCRIPTION

The two development sites extend to a total of approximately 1.35 acres (0.54 ha), comprising a single northern plot of 0.35 acres (0.14 ha) and a southern area three development sites totalling 1.0 acres (0.4 ha). Both parcels are positioned to the west of a spur of the former A82 from which direct access is taken to the four proposed houses.

The landholdings comprise mainly scrub and woodland with Oakbank Cottage sitting between the two development parcels. The site's frontage is the former A82 with trees covering the majority of the remaining boundaries. Although the majority of the vegetation within the sites will be removed, a limited number of mature trees are to be retained.

The sites are positioned around 2 miles (3.5 km) south of Luss, adjacent to Loch Lomond Golf Club. To the west of the sites is woodland, rising westwards. To the south is a detached residential property named Port O'Rossdhu. To the east is the former A82 road spur, an area of woodland and the A82. Loch Lomond Golf Club and Rossdhu House Clubhouse, lie to the east of the A82.



Sites extending over  
1.35 acres (0.54 ha)



Detailed planning permission  
for four affordable detached  
homes



## LOCATION, CONNECTIVITY & SITUATION

Luss is the closest village to the sites with the plots positioned half-way between Luss and Balloch. Luss is a picturesque settlement conveniently located approximately 7.5 miles (12 km) north east of Helensburgh, 8 miles (13 km) north west of Alexandria, 11 miles (18 km) north west of Dumbarton and 22 miles (36 km) north west of Glasgow.

Positioned on the south west bank of the loch, the village comprises attractive residential properties, the Loch Lomond Arms Hotel, boutique shops, restaurants, a parish church and pier. The Loch Lomond Faerie Trail is set in woods around Luss and is a popular visitor attraction. Luss Primary School provides a primary education facility in a convenient position for the plots with the nearest secondary school being Hermitage Academy in Helensburgh. Lomond School, also in Helensburgh, delivers private education to primary and secondary school pupils.

The sites are particularly commuter friendly given the range of nearby transport options. The A82 is easily accessible and allows direct A-road access north to Tarbet and south to Alexandria, Dumbarton, Glasgow and Helensburgh (via the A818). Large employment hubs can also be reached conveniently by car with Glasgow city centre being around a 50-minute drive away and Faslane Naval Base around 15 minutes by car. Commuters to other Scottish and UK cities can access rail services at Balloch Railway Station, located around 7.5 miles (12 km) south of Luss and Helensburgh Railway Station, around 8 miles (13 km) south west of Luss. Both stations provide regular direct train links to Glasgow Queen Street with journey times of approximately 45 minutes. Glasgow Airport, located around 18 miles (29 km) south east of Luss, sees passenger numbers exceed seven million per annum with flights reaching over 100 destinations and regular flights to London, Birmingham and Dublin.

The local area supports a wealth of outdoor pursuits, as befitting Scotland's first National Park. In addition to nearby Loch Lomond, the spectacular countryside includes famous mountains such as Ben Lomond and Ben Arthur ('The Cobbler'), the latter part of the Arrochar Alps range. Sporting activities are common within the locality with watersports (Loch Lomond), hillwalking (including the West Highland Way), cycling, field sports and golfing all popular pastimes. Golf clubs in the vicinity include Loch Lomond, a former host of the Scottish Open Golf Championship, and The Carrick.



## PLANNING & SERVICES

- Reference: 2024/0243/DET (northern single plot) & 2024/0187/DET (southern three plots)
- Proposal: Erection of four dwelling houses (affordable) with associated access drainage infrastructure and landscaping
- Decision: Approved

The approved designs provide for the construction of one detached home within the northern site and three detached homes within the southern site. All four houses are single storey with three bedrooms. The main vehicular access is formed directly off the former A82 to the east. Within both sites, private wastewater treatment facilities are to be formed.

The Section 75 Agreement of a wider application given approval to Luss Estates requires the houses developed to be 'affordable' with delivery through the Discounted Sale Model. This requires the sales price of completed units and land payment to Luss Estates to be discounted at a specified level. The completed units will also be required to be the principal home of any future occupants. Interested parties are advised to discuss the affordable housing / Section 75 Agreement requirements directly with the selling agents prior to any offer.

The plots will be sold fully serviced. There is already electricity and BT to the plot boundary and a water main will be brought to the site boundary. Within both sites, shared private wastewater treatment facilities are to be formed and the purchaser will be expected to pay a proportionate share per plot towards this cost.





### IMPORTANT NOTICE

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## METHOD OF SALE

The Heritable Interest (Freehold) of the four plots are offered individually.

The four approved affordable houses are for discounted sale and bidders should offer based upon this tenure. Delivery of units will require adherence to the terms of the Section 75 Agreement. Joint Venture proposals for the site will be considered by the vendor. For full offer requirements, please contact the selling agents.

The owner reserves the right to sell the property without reference to any other party. The vendors may require overage / clawback provisions.

Interested parties are required to complete an application form which is available on request.

## VAT

The sites are not elected for VAT.

## TECHNICAL INFORMATION

A suite of technical information is available on request from the selling agents via a dataroom.

## CONTACT

For further information please contact:

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