

DEVELOPMENT PLOTS

Clachan Seil, Oban, Argyll and Bute



DEVELOPMENT PLOTS

Clachan Seil • Oban • Argyll and Bute • PA34 4RH

A fantastic opportunity to acquire three development plots with Planning Permission for detached dwellinghouses, enjoying outstanding views across Seil Sound towards Clachan Seil and the Argyll coastline.

*Clachan-Seil 1 mile, Oban 12 miles, Glasgow 110 miles,
Glasgow Airport 99 miles, Edinburgh Airport 127 miles
(all distances are approximate)*

- An excellent residential development with Planning Permission in principle for three dwellinghouses, located in a prime rural setting.
 - Views across Seil Sound
- In total extending to approximately 0.67 Hectares (1.75 acres)
 - Planning Information Pack available

Plot 1 – Offers Over £110,00

Plot 2 – Offers Over £90,000

Plot 3 – Offers Over £90,000

Available in Lots, or as a Whole – Offers Over £290,000



LOCATION

The plots occupy a prime rural position on the north side of Seil Sound, opposite the village of Clachan Seil and within sight of Clachan Bridge. Forming part of the grazing lands of Clachan Farm and adjoining fields of Achnasoul Farm, they enjoy an attractive open outlook across Seil Sound towards Clachan Seil and the surrounding coastline.

The surrounding landscape is a key element of the property's appeal. To the east, Raira Forest stretches along the hillside, while to the north the outlook extends across the wooded hill ground and grazing lands of Clachan Farm. Ardmaddy Estate lies to the south and is visible from the plots, adding further interest and variety to the outlook.

The Isle of Seil offers a range of local amenities, including two public houses, most notably the renowned Tigh an Truish beside Clachan Bridge. A well-regarded food destination, it also features an adjoining butchery and deli offering excellent local produce. The pub serves as an important community hub, hosting live music, folk sessions and singers' nights that reflect the area's rich Highland and ceilidh traditions in a relaxed and welcoming community setting. Additional amenities include Balvicar Stores and Post Office, a nine-hole golf course, boatyard, moorings, Balvicar Medical Practice, the Kirk at Kilbrandon, the island hall, a local museum and an active local community further add to the area's character and appeal. Primary education is available at Easdale Primary School, with secondary education provided at Oban High School.

One of the renowned Slate Islands, Seil is connected to the mainland by the iconic Clachan Bridge, often referred to as the "Bridge over the Atlantic". Nearby Ellenabeich and Easdale provide a fascinating insight into the area's slate-mining heritage, and the Scottish Slate Islands Heritage Centre offers further attractions for both residents and visitors while Local ferry services provide convenient access to the nearby islands of Luing and Easdale.

The gardens at Ardmaddy Estate are another notable local feature, and seasonal produce from the estate is often available through Balvicar Stores.



Approximately 12 miles to the north, the bustling harbour town of Oban, widely regarded as the "Gateway to the Isles", offers an extensive range of amenities including supermarkets, independent shops, cafes' restaurants, leisure facilities, a hospital, medical practices, banks, and a wide variety of professional services. Oban also provides excellent transport links, with regular rail and bus services to Glasgow and beyond, together with ferry connections to many of Scotland's Inner and Outer Hebridean islands.

For those travelling further afield, Glasgow Airport, approximately 99 miles away, offers a wide range of domestic and international flights daily.

Lochgilphead lies approximately 32 miles to the south, near the head of Loch Gilp and the picturesque Crinan Canal. The town serves as an important centre for Mid Argyll, with local ferry services available to Arran, Bute, Jura and Islay.

The Isle of Seil and the surrounding area offer an exceptional quality of life, combining rich heritage with outstanding natural beauty. The spectacular coastal scenery and sheltered waters attract an abundance of wildlife, including seals, otters and a variety of seabirds, while outdoor enthusiasts can enjoy sailing, kayaking, fishing walking & cycling in some of Scotland's finest west coast scenery. Nearby attractions include boat trips through the Gulf of Corryvreckan, the islands of Easdale and Luing, and easy access to the wider landscapes and island communities of Argyll's celebrated coastline.

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DESCRIPTION

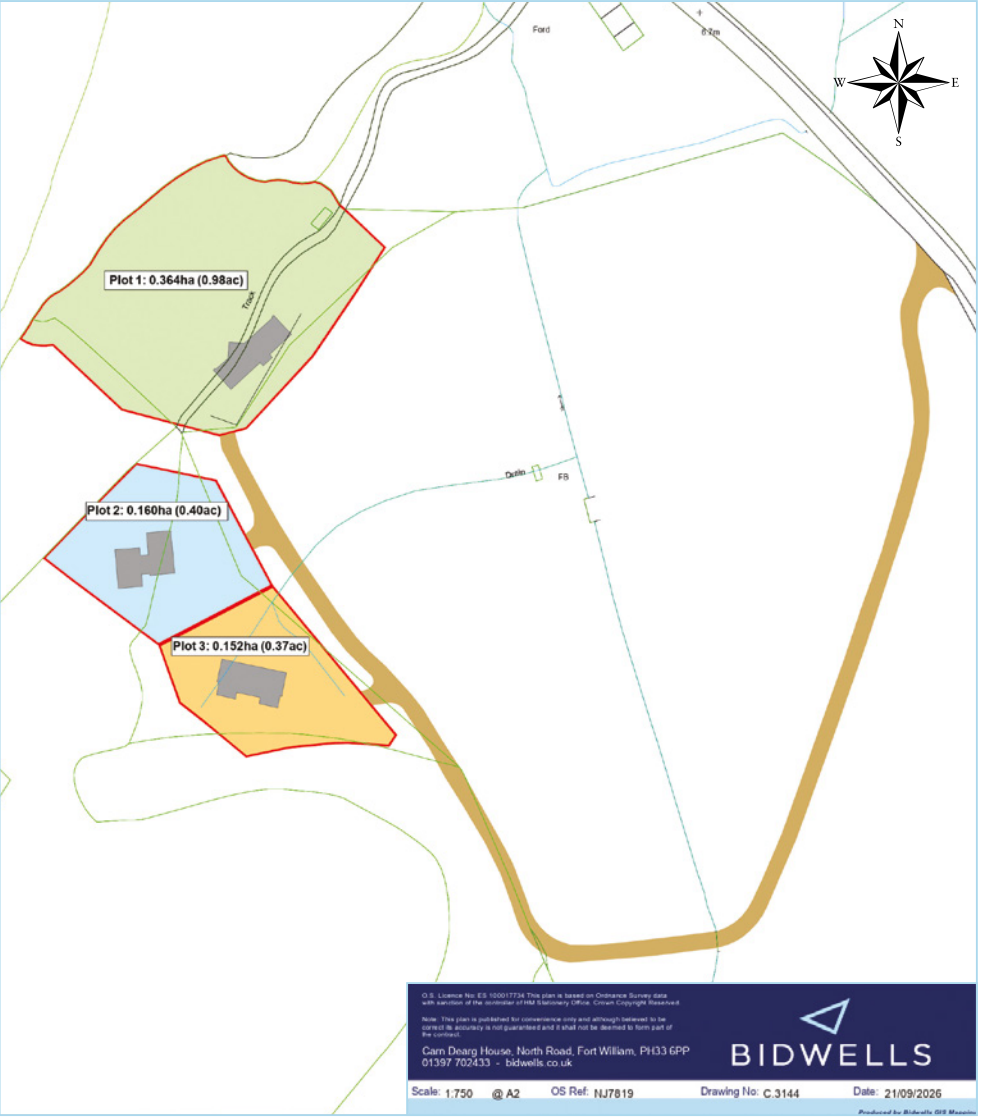
The plots vary in size: Plot 1 extends to approximately 0.364 ha (0.90 ac), Plot 2 extends to 0.160 ha (0.40 ac) and Plot 3 extends to 0.152 ha (0.37 ac).

Access is taken via an aggregate-surfaced, gated private track from the B844, the principal road serving the Isle of Seil. Plots 2 and 3 lie adjacent to one another to the west of the track, whilst Plot 1 lies to the north east.

Principal services, namely mains electricity and water, are available to each plot. Private drainage via septic tank will be required at this location.

Planning permission has been granted for three dwellinghouses. Detailed information can be found on the Argyll and Bute Council's Planning Portal under reference: 24/02140/PP (Erection of 3 dwellinghouses, installation of private drainage systems and formation of access).

The land associated with each plot has been clearly pegged out onsite.



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GENERAL INFORMATION

INFORMATION PACK

A comprehensive Information Pack can be made available to interested parties.

The Information pack contains copies of planning, technical and legal documents relating to the property. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the Information Pack.

FLOOD RISKS

As far as the seller is aware, the plots have not flooded in the last 5 years

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain but there could still be localised effects from flooding in some places.

CLAWBACK AGREEMENT

Subject to the detail contained in offers received, the seller may seek the inclusion of a clawback arrangement over all or part of the property.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.



SERVICES

PLOTS 1, 2 & 3, CLACHAN-SEIL, OBAN	
Electric	Mains connection available on site
Water	Mains connection available on site
Drainage	Septic tank, to be installed by purchasers within the property boundary
**Broadband	Fibre available at road junction.
**Mobile Signal	3G/4G/5G/ Indoors and outdoors

***Please note we have compiled this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get is dependent on a number of factors and may differ between providers. We would strongly recommend you check Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider direct to ascertain the level of service they can provide for you.*

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DIRECTIONS

From the A816 Oban to Lochgilphead road, turn west onto the B844 signposted for the Isle of Seil and Easdale. Continue along the B844 towards Clachan Bridge and cross onto the Isle of Seil. Shortly after crossing the bridge, continue on the B844 and take the gated aggregate-surfaced access track serving the plots, on a slight downhill, which lies on the left hand roadside and overlooking Seil Sound.

A nearby residential postcode is PA34 4RH .

what3words location: ///brick.removed.tickling

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

DATE OF ENTRY

To be mutually agreed in writing.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

THIRD PARTY RIGHTS

The sellers are not aware of any third-party rights over the property.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax, Sporting Rates, Commercial Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

PURCHASER’S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser’s expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser’s expense in perpetuity.

LOTTING

It is intended to offer the property for sale as described.

LOCAL AUTHORITY

Argyll and Bute Council
Kilmory, Lochgilphead, Argyll, PA31 8RT

T: 01546 605522

SELLING AGENT

Bidwells
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