
Development Plot, Main Street, Connel, PA37 1PA
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Offers Over £100,000

Property Description

Located within the picturesque coastal village of Connel, just a short commuting distance from the vibrant town of Oban, the Land East of Church Hall offers buyers an opportunity to acquire a prime development site, a wonderful opportunity for those looking to build their dream home in this much sought after location.

Extending to an area of approximately 0.11 acres, the land is accessed via an existing shared driveway from the village road. It should be noted that there is an existing building positioned on the land and this will have to be demolished as a condition of the planning permission. The site is also overgrown with trees and scrub bushes, and these will need to be cleared prior to any development commencing.

The land is situated in a popular residential location, and once completed, it is likely that the new dwelling will benefit from far-reaching views across Loch Etive. The village boasts many amenities and enjoys regular public transport links to Oban, Fort William and Glasgow.

The land is being sold with planning permission in principle, further details of which can be found on the Argyll and Bute planning portal under reference number 24/00460/PPP. Please note, the planning permission requires the demolition of the building currently onsite.

Interested parties are advised to book a formal viewing through the selling agent.

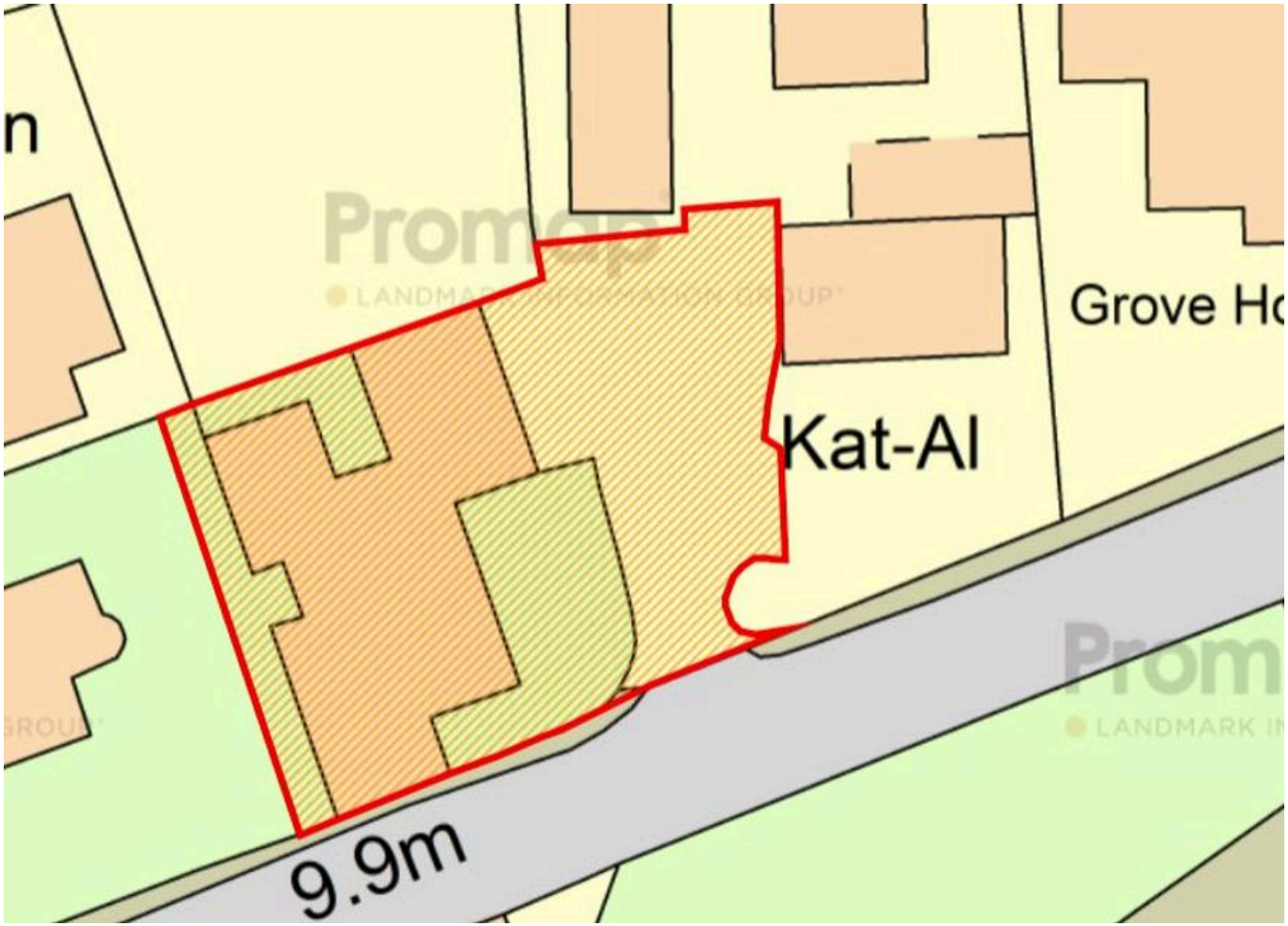
The plot is located within the coastal village of Connel, a popular village of situated on the banks of Loch Etive, just a few miles from the principal West Highland town of Oban.

Village amenities include a shop with Post Office, a well-respected primary school, St Oran's Church and popular restaurants at The Falls of Lora Hotel and The Oyster Inn. The nearby village of Dunbeg is also home to the Scottish Association for Marine Science Laboratory and Dunstaffnage Marina, which accommodates resident and visiting yachts.

Oban is a popular west coast town with a thriving local population. It is popular with tourists and offers a comprehensive range of local amenities including shops, restaurants, banks, cafes and bars. For those looking to enjoy a more active lifestyle, the town benefits from a large leisure centre, golf club and various gyms. Several sailing marinas are located within close proximity to the town. There are a number of primary schools and a well-respected high school, as well as a medical centre, hospital, and churches of various denominations.

Plans

Approximate gross external area
0.11 acres



Location

Directions
From Oban, follow the A85, signposted towards Glasgow. Continue along the road, for 4.3 miles, to the village of Connel.

After 800 meters, turn right into Main Street. The property is located on the right-hand side after approximately 95 meters.

What3words /// ///crinkled.ready.dazzling

Details

Local Authority
Argyll and Bute

Tenure
Freehold

Services & Additional Information

Mains electricity, water and drainage are located close by for connection.

Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Photographs-September 2024

Enquire

Bell Ingram



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Published: September 2024

Property Ref: OBN230152

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