

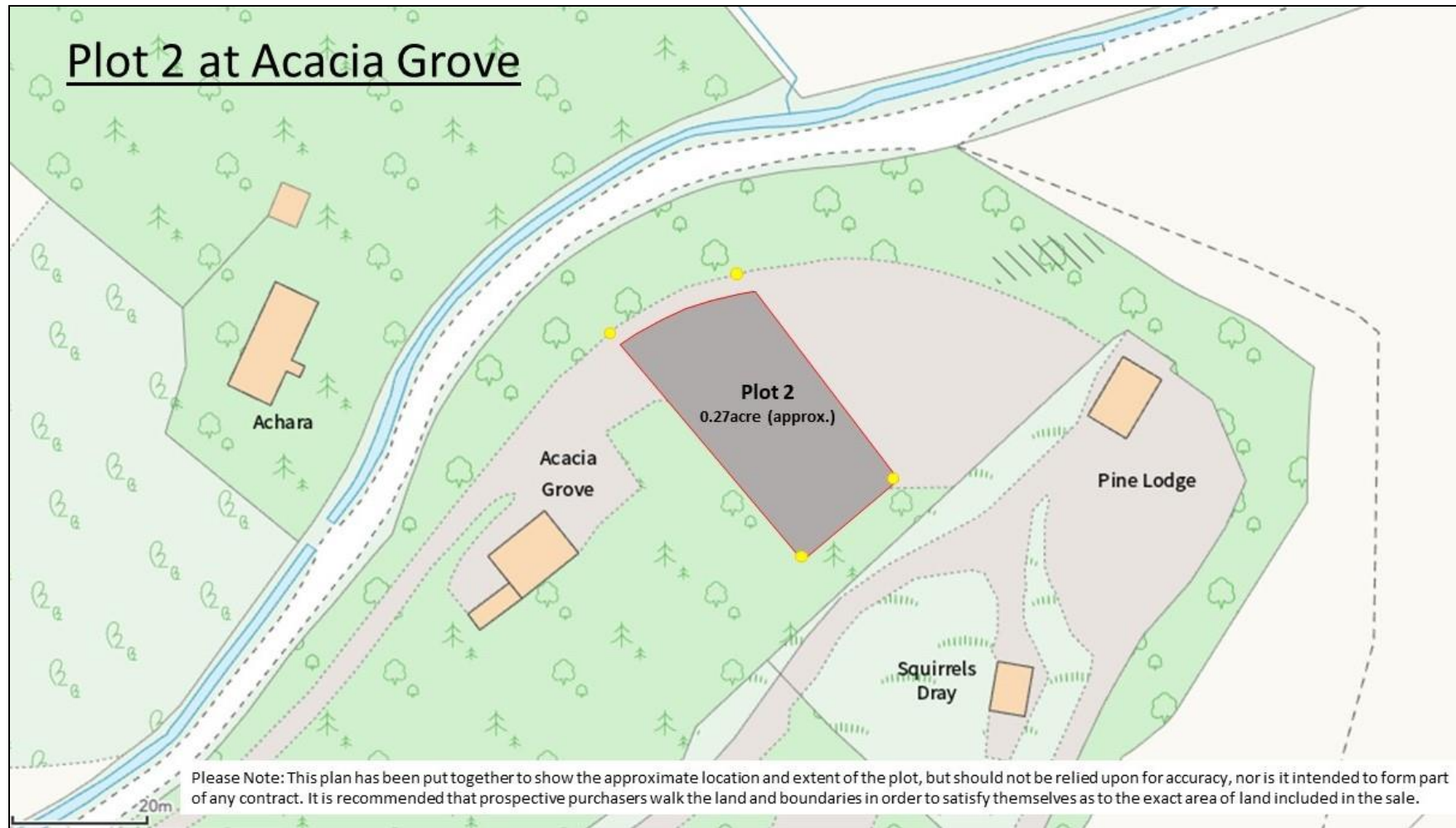


Fiuran
PROPERTY

Plot at Acacia Grove
Glencruitten Road, Oban
PA34 4QA

Guide Price £120,000

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Plot at Acacia Grove, Glencruitten Road, Oban, PA34 4QA

In a beautiful rural setting and a short distance from Oban town centre, the subjects of sale present an opportunity to purchase a mostly level building plot, extending to approximately 0.27 acres.

The site (outlined in red on the previous page) comes with planning permission for a single dwelling house with a shared access road and service connections available nearby (can be included at an extra cost).



Telephone: 07872 986164

Website: www.fiuran.co.uk

Belvedere, Crannaig a Mhinister, Oban, PA34 4LU

LOCATION

Located a short distance from Oban town centre, this most desirable plot is in a sought-after area close to the golf course. Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits. From the town are regular ferry services to the Inner and Outer Isles and trains to Glasgow and beyond.

DESCRIPTION

The mostly level plot, extending to approximately 0.27 acres (0.11 ha), enjoys fine, open views of the surrounding countryside and benefits from a private and secluded setting. Being close to a thriving town, the plot offers the purchaser scope to live a rural lifestyle without feeling isolated.

PLANNING PERMISSION

Planning Permission was granted on 4th September 2020 (20/00499/PP) for the erection of a detached dwelling house. Copies of the planning documents and site plans are available at:

<https://www.argyll-bute.gov.uk/planning-and-environment/find-and-comment-planning-applications>.



GENERAL INFORMATION

Services:

Service connections available nearby (can be included at an extra cost). Drainage via septic tank (to be purchaser's responsibility).

Local Authority:

Argyll & Bute Council.

Land:

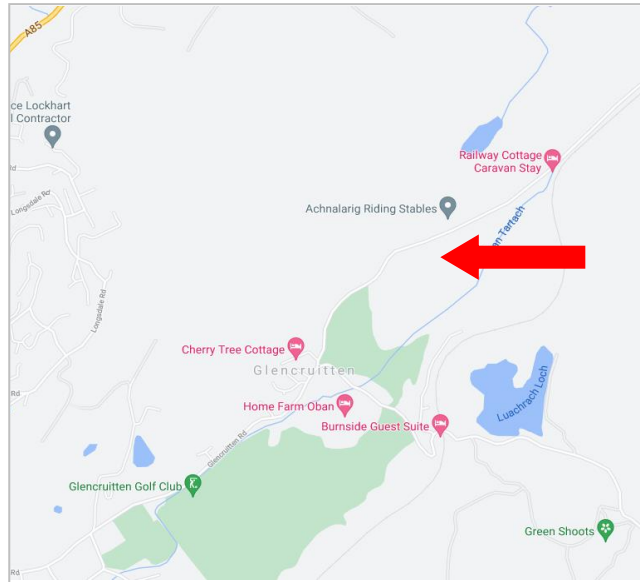
It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Closing Date:

A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing:

Viewing strictly by appointment through the selling Agent.



For further information contact

Tel: 07872 986164

Info@fiuran.co.uk

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Crannaig a Mhinister, Oban, PA34 4LU

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.

DIRECTIONS

From Argyll Square, head south out of Oban on the A85 to Campbeltown. Just after the pedestrian crossing, turn left at the church on the corner, signposted for Glencruitten/Glencruitten Golf course. Continue past Glencruitten Golf Course and follow the road straight ahead (following the signs for Achtnalarig Riding Stables). The plot is on the right before reaching the stables, and can be identified by the For Sale sign.

What3words: unheated.victory.community

