



PETER MURPHY & Co  
ESTATE AGENTS



## Plot 2 Bonawe Road, Oban, PA37 1RA

### Guide Price £100,000

Plot 2, Cruachan View, North Connel, PA37 1RA

Rarely available and generous 0.3-acre building plot located in the sought-after area of North Connel, near Oban, offering you the opportunity to create your dream home in a stunning location, with views over the surrounding countryside towards Loch Etive and Ben Cruachan to one side and Ben Lora to the other.

With planning permission in principle already in place (Argyll and Bute Council reference 23/01757/PPP) and services nearby, imagine designing and building your own bespoke home surrounded by the natural beauty of the Scottish countryside. Whether you're looking for a peaceful retreat or a place to call home, this property provides the perfect canvas for your vision to come to life.

Located in the scattered rural community of North Connel, there is a range of local services available in the nearby villages of Benderloch and Connel, with the bustling town of Oban only 6 miles away. From outdoor adventures to exploring local amenities, this location offers the best of both worlds.

## Plot

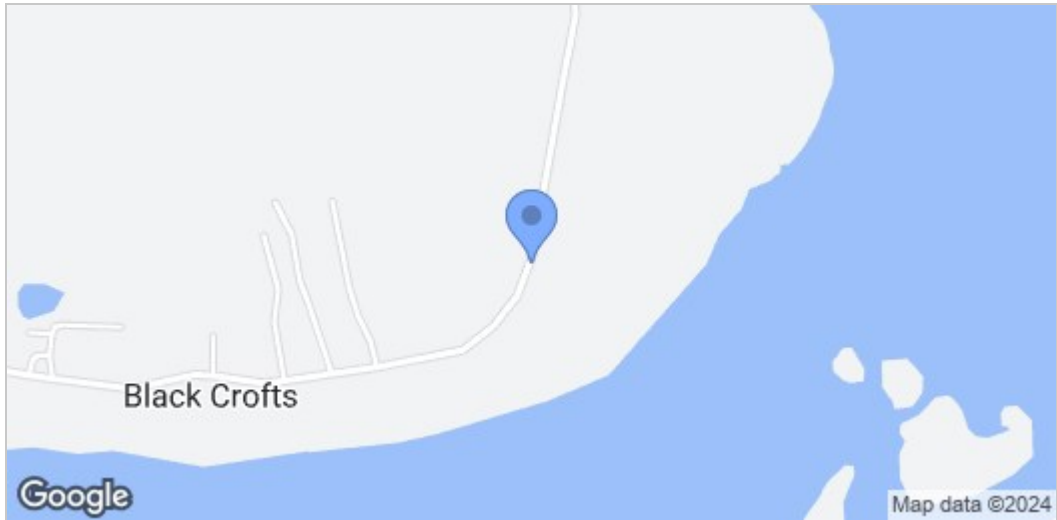



## Disclaimer

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## Miscellaneous

Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.