



PETER MURPHY & Co
ESTATE AGENTS



Plot 1, Balvicar Farm , Oban, PA34 4TF Offers Over £50,000

Nestled next to Balvicar Farm on the picturesque Isle of Seil, this unique plot offers a rare opportunity to create your dream home in a tranquil rural setting. Set on a generous 0.5-acre plot, this land is part of a working cattle and sheep farm, providing a delightful backdrop of pastoral beauty and a connection to the countryside.

The property benefits from outline planning permission, allowing you to design and build a residence that suits your lifestyle while taking full advantage of the stunning scenic views that surround you. Imagine waking up to the gentle sounds of nature and the breathtaking vistas that this idyllic location has to offer.

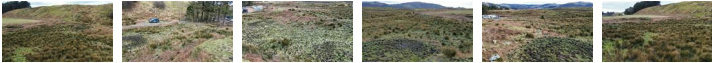
The Isle of Seil is known for its peaceful atmosphere, making it an ideal retreat for those seeking solace away from the hustle and bustle of city life. It is renowned for its rich history and vibrant community, providing a perfect blend of rural charm and modern conveniences. With easy access to local amenities and the stunning coastline, this location is perfect for outdoor enthusiasts and those who appreciate the beauty of nature.

This land presents an exceptional opportunity for anyone looking to invest in a slice of the Scottish countryside. Whether you envision a family home or a serene getaway, the possibilities are endless. Embrace the chance to create a bespoke residence in one of Scotland's most enchanting locations.

Building Plot Aerial



Building Plot Centre



Building Plot Rear



Location

The Isle of Seil lies 12 miles south of Oban and is separated from the mainland by the Clachan Bridge, the first bridge built to cross the Atlantic.

The island's main village, Ellenabeich, comprises neat white terraces of workers cottages crouching below black cliffs on the westernmost tip of the island. Confusingly, the village is often referred to by the same name as the nearby island of Easdale, since they formed an interdependent community based exclusively around the slate quarrying industry. Ellenabeich has featured in a number of TV and films including Para Handy and Ring of Bright Water. The village's main attractions are the gardens of An Cala with its glorious azaleas and Japanese flowering cherries in early summer and the Scottish Slate Islands' Heritage Centre which is housed in one of the little white cottages.

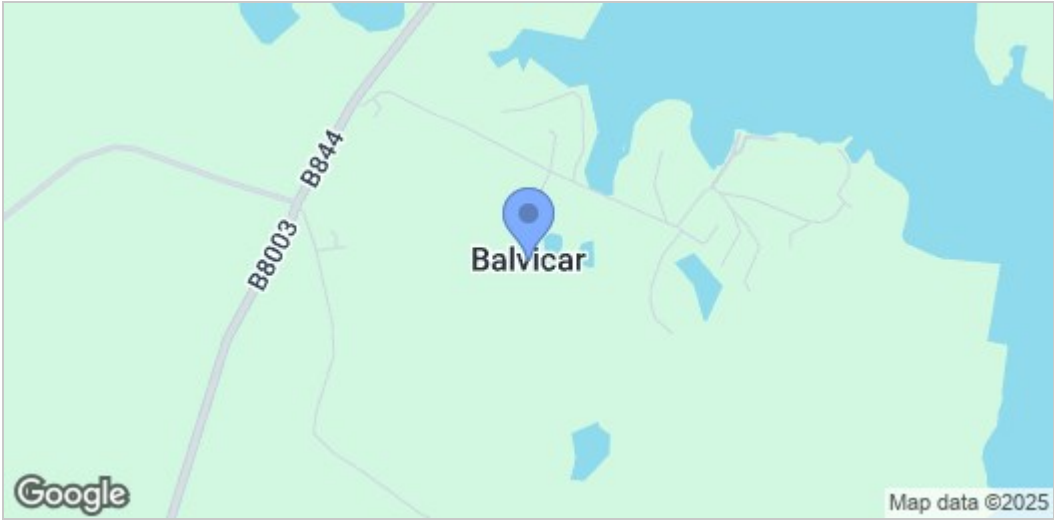
Seil also boasts a 9-hole golf course and a popular yacht anchorage at Phuilladobhrain, Balvicar on the island's east coast.


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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		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 firms employment has the authority to make or give any representation or warranty in respect of the property.