

DAWSONS



PLOT 1
ARIOGAN, SOROBA, OBAN, PA34 4SD

A Most Desirable Site Extending To Just Under One Third Of An Acre
Situated In A Small Exclusive Development
On The Fringe Of The Town

Planning Permission For A Detached Family Home And Garage

Electricity, Water, Drainage And Fibre Optic Broadband
Connections On Site

Offers Over £90,000

Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail. The surrounding area, steeped in history with an abundance of flora and fauna, abounds with outdoor sporting and leisure facilities including fishing and hill walking and is renowned for its outstanding sailing waters.

Plot 1 Ariogan, extending to just under one third of an acre (coloured yellow on the attached plan), is a short drive from the town of Oban, situated in an exclusive development of six homes, four of which are already completed and established. This most desirable house site, with planning permission for a detached family home with garage to compliment the existing development, enjoys views over the surrounding countryside.

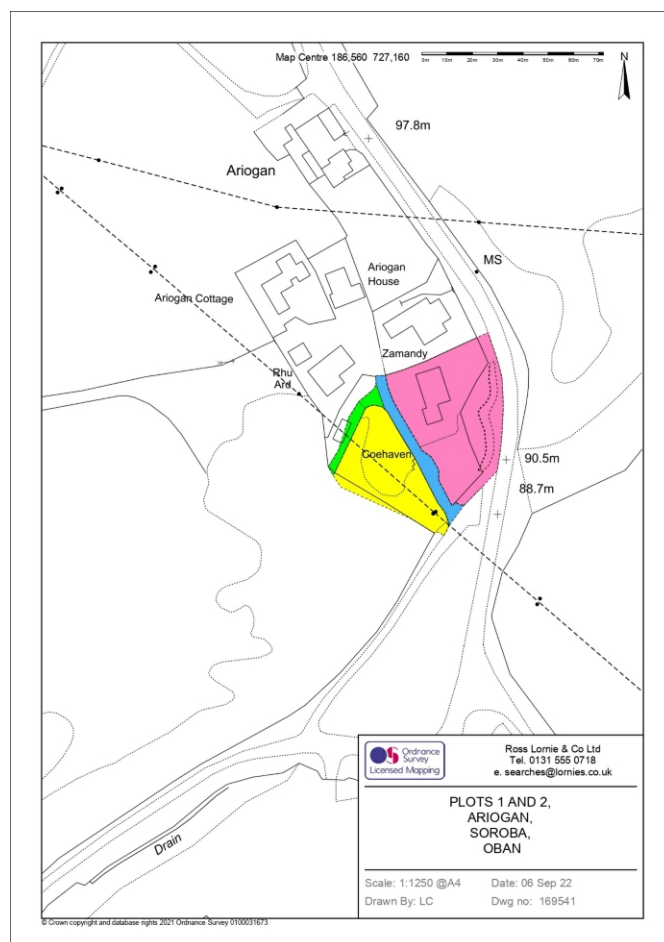
Planning Permission for the property has been granted by Argyll & Bute Council under reference 05/01649/DET and remains in force in perpetuity. There is an **expired Building Warrant** for the development of a 4 bedroomed detached house with garage. The architect plans would be available to a purchaser.

Services: Electricity, water, drainage and fibre optic broadband connections on site.

Inspection: The site may be viewed at any time without prior appointment.

Offers Over Ninety Thousand Pounds (£90,000). Offers are invited and should be submitted to the Selling Agents.

Money Laundering Regulations: Under Money Laundering Regulations we are required to carry out due diligence on purchasers.



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for themselves and for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

