

DAWSONS



GROUND AT CLACHAN SEIL BY OBAN, ARGYLL, PA34 4TL

**A Most Appealing Area Of Ground Extending To Around One Fifth Of An Acre
With Shore Frontage Situated In A Sought-After Coastal Location
And Enjoying Outstanding Views Over The Seil Sound**

The picturesque rural community of *Clachan Seil* extends along the shores of Seil Sound, a sought-after area of great natural beauty, situated some 14 miles south of the principal West Highland town of Oban. The area is renowned for its magnificent scenery, excellent sailing and fishing, is steeped in history and rich in flora and fauna. Connected to the mainland by the famous 'Bridge over the Atlantic', Seil Island has excellent facilities including a well stocked village store/post office, the Tigh an Truish Inn, a medical centre, boatyard, 9 hole golf course and a primary school at Ellenabeich.

Access: There is a gated right of vehicle/pedestrian access off the single track public road, which leads on to the area for sale.

Storage Shed: 8.6m x 5.6m, of timber construction on concrete base with pitched roof, double doors to front, single door to side, windows to side.

Mooring: A mooring may be available through application to Balvicar Bay Mooring Association to transfer to the purchaser. The mooring has been serviced annually.

Important Note: The area of ground is un-serviced and does not have planning permission for a residential property. No enquiries have been made by the seller into the possibility of this and the land is for sale as seen.

Viewing: The site may be viewed by prior arrangement with the Selling Agents.

Offers Over: Eighty Five Thousand Pounds (£85,000). 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for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.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.

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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk

