

**DAWSONS**



**PLOT 1, LAND WEST OF LAG AN FHIODHAIN  
ACHNABA, NORTH CONNEL, PA37 1RF**

An Exceptional House Site In An Exclusive Development Of Four  
Extending To Just Under Half An Acre Situated In This Sought-After  
Area Enjoying Superb Views Towards Loch Etive And  
The Surrounding Countryside

With Planning Permission For An Impressive  
One & A Half Storey Property

Mains Water & Electricity Connections To The Site  
Biodisc Treatment System To Be Installed

**Guide Price £270,000**





The scattered rural community of **North Connel** is a highly regarded residential area extending along the northern shores of Loch Etive. There is an excellent range of local services available in the nearby villages of Benderloch and Connel, with a more comprehensive range of shops, professional services, leisure and recreational facilities available in the principal town of Oban, some 9 miles or so away.

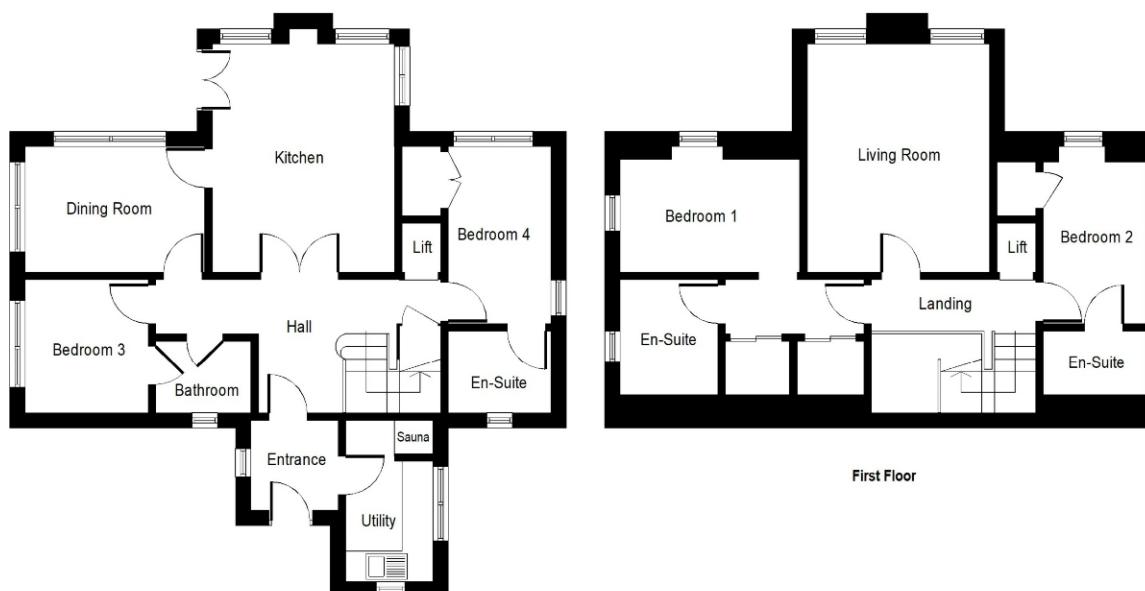
This exceptional house site, extending to just under half an acre, is situated close to Achnaba Church in an exclusive development that will consist of 4 properties, 2 of which are already completed, and from its slightly elevated position enjoys superb views towards Loch Etive and the surrounding countryside. Planning permission has been granted by Argyll & Bute Council under reference 21/02425/PP for the erection of an impressive four bedroomed home with upper floor living room designed to capture the splendid views and offers an excellent opportunity to develop a property in this sought-after location.

**Services:** Electricity and mains water connections to the site. A biodisc treatment system would require to be installed. There is a shared access track.

**Inspection:** The site may be viewed at any time by prior arrangement with the Selling Agents.

**Guide Price: Two Hundred & Seventy Thousand Pounds (£270,000).** 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.

