

**DAWSONS**



**HOUSE SITE AT STAFFA  
NORTH CONNEL, PA37 1RD**

An Individual House Site Extending To 0.17 Of An Acre  
Situated In This Sought-After Residential Area  
Close To The Shores Of Loch Etive

Planning Permission In Principle

Mains Water & Electricity Close By  
Drainage System To Be Installed

**Guide Price £110,000**

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.

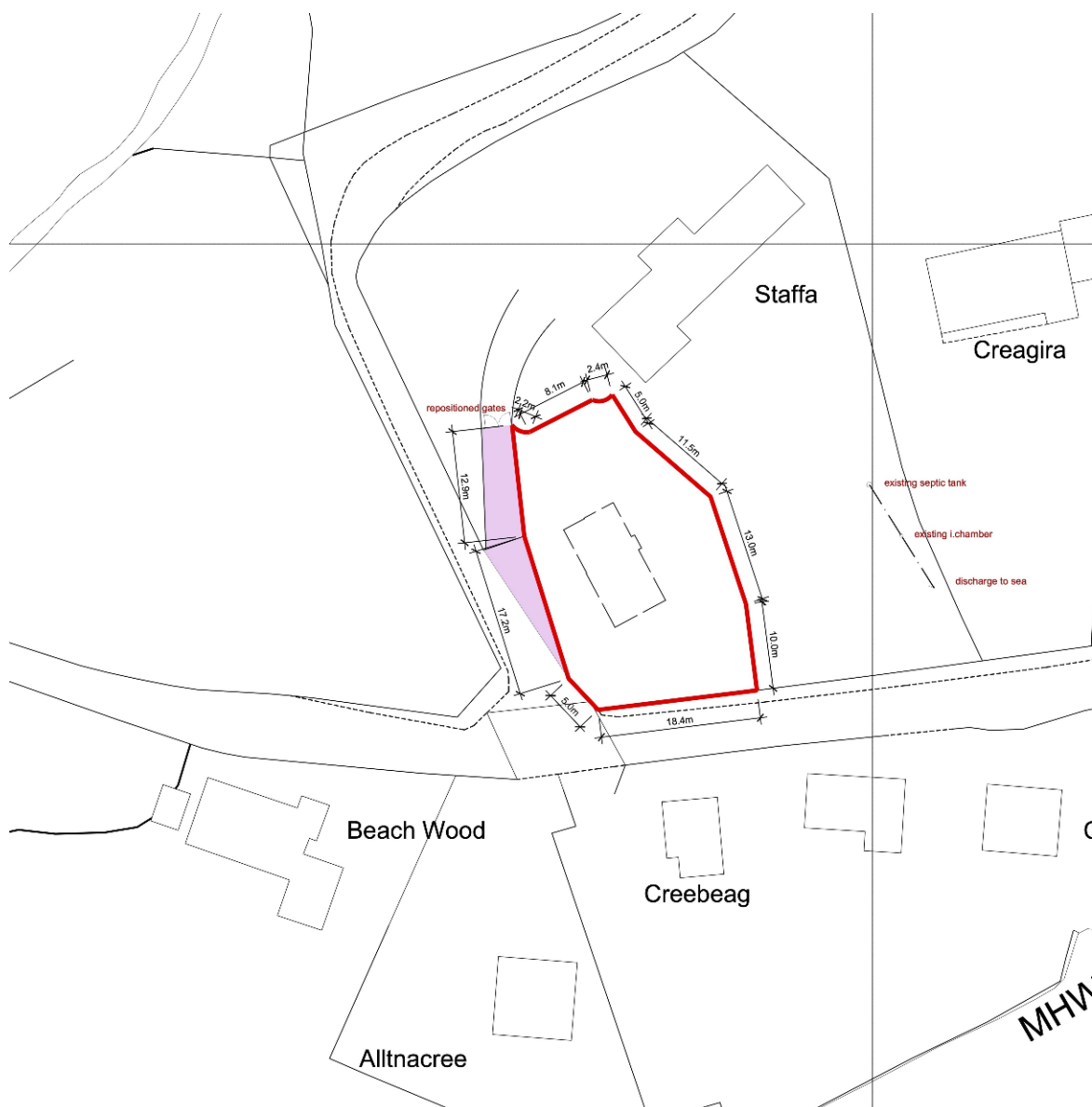
This individual house site, extending to 0.17 of an acre, would be part of an exclusive group of established properties situated in a prime position on the north side of Loch Etive. Planning permission in principle has been granted by Argyll & Bute Council under reference 21/02054/PPP for the erection of a detached house, of 1.75 storey scale, orientated to face south-south-west with glazed upper floor gable giving a view towards Loch Etive and offers an excellent opportunity to develop a property in this sought-after location.

**Services:** Electricity and mains water connections close by. A drainage system would require to be installed. There is a shared access.

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

**Guide Price: One Hundred & Ten Thousand Pounds (£110,000).** 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for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn.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 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.

