

**DAWSONS**



## **BENDERLOCH, BY OBAN, ARGYLL, PA37 1SA**

### **AN EXCLUSIVE COUNTRY HOME OPPORTUNITY**

A 4.7 Acre House Site Offering A Great Degree Of Privacy  
With Planning Consent For A Substantial New Home  
Set To Command Extensive Views Of The Surrounding  
Countryside Towards Ben Lora And Including A  
Lochan (Small Loch) Of Approximately 19 Acres

**Guide Price £250,000**

Independent Estate Agents of Argyll and the West Highlands





This appealing **Land Package**, formerly part of the estate of the nearby Barcaldine Castle (The Black Castle) is set in an area of outstanding natural beauty and historic interest whilst enjoying the much sought after benefits of privacy and seclusion, yet is with easy access of local amenities including air, rail and ferry transport hubs.

The coastal village of **Benderloch** lies on the A828 Oban-Fort William road some 8 miles north of Oban, Argyll's principal town and ferry port. The village has a good range of local facilities including a general store, coffee shop/cafe, garage/filling station, community hall, church and a highly regarded primary school. There is a local bus service and main line train station at Connel ( approx. 3 miles). Connel Airport (approx. 2 miles) handles light service, private and charter aircraft.

The subject property enjoys an elevated south-facing setting approximately 1.5 miles from the village centre along a quiet single track road which loops onto the A828 in two directions. The access point is directly opposite Barcaldine Castle, an atmospheric fully-restored Seventeenth Century tower house of significant historical interest. The 4.7 acre, or thereby, building site has already been partially prepared including the formation of a bell-mouth entrance from the public road, access track and the formation of a large parking area. We are advised mains electricity, water and telephone service connections are available nearby. A private drainage system would require to be installed by the purchaser. A traditional bespoke **Shepherds Hut**, with wood-burning stove, is included in the sale, if required, and is towable to an alternative position.

In addition to the development site itself, the sale also includes the nearby **Lochan Dubh** (Black Loch), a small inland freshwater loch of some 19 acres in area and to which access is by foot, with a right of access across neighbouring land.

**Planning:** The detailed planning consent can be viewed on the Argyll and Bute Council website under reference 11/02209/PP. We are advised that the completed site works as described above have secured the planning consent in perpetuity.

**Exclusion:** It should be noted that a right of access is to be reserved to a telecommunication mast (not included in the sale) sited within the property. This is for occasional maintenance by prior arrangement. An access spur has been formed for this to avoid compromising the privacy of the approved house site.

**Services:** Mains water, electricity and broadband services are available close by. Private drainage system to be installed.

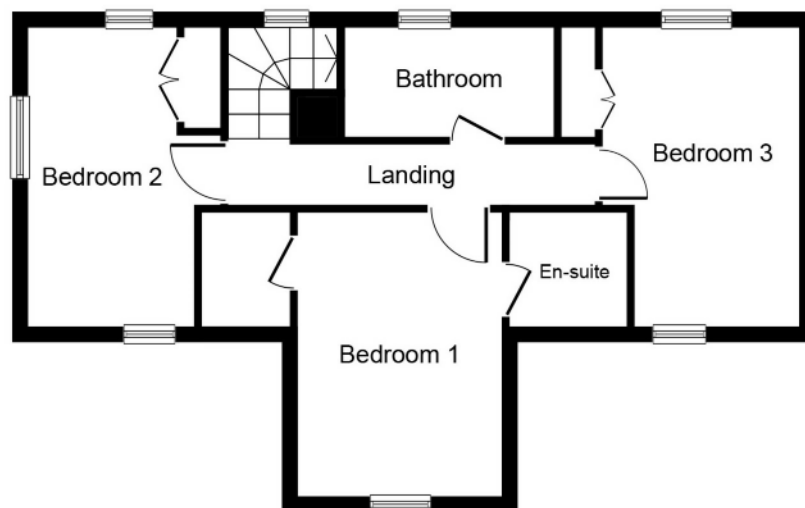
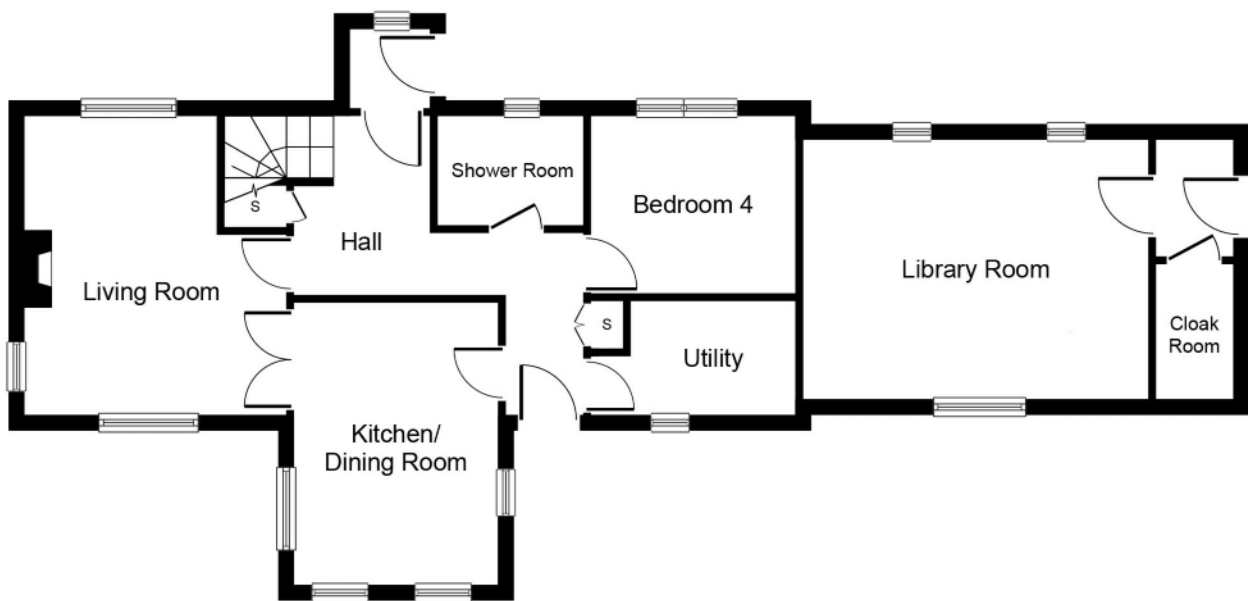
**Inspection:** By prior appointment only through the Selling Agents.

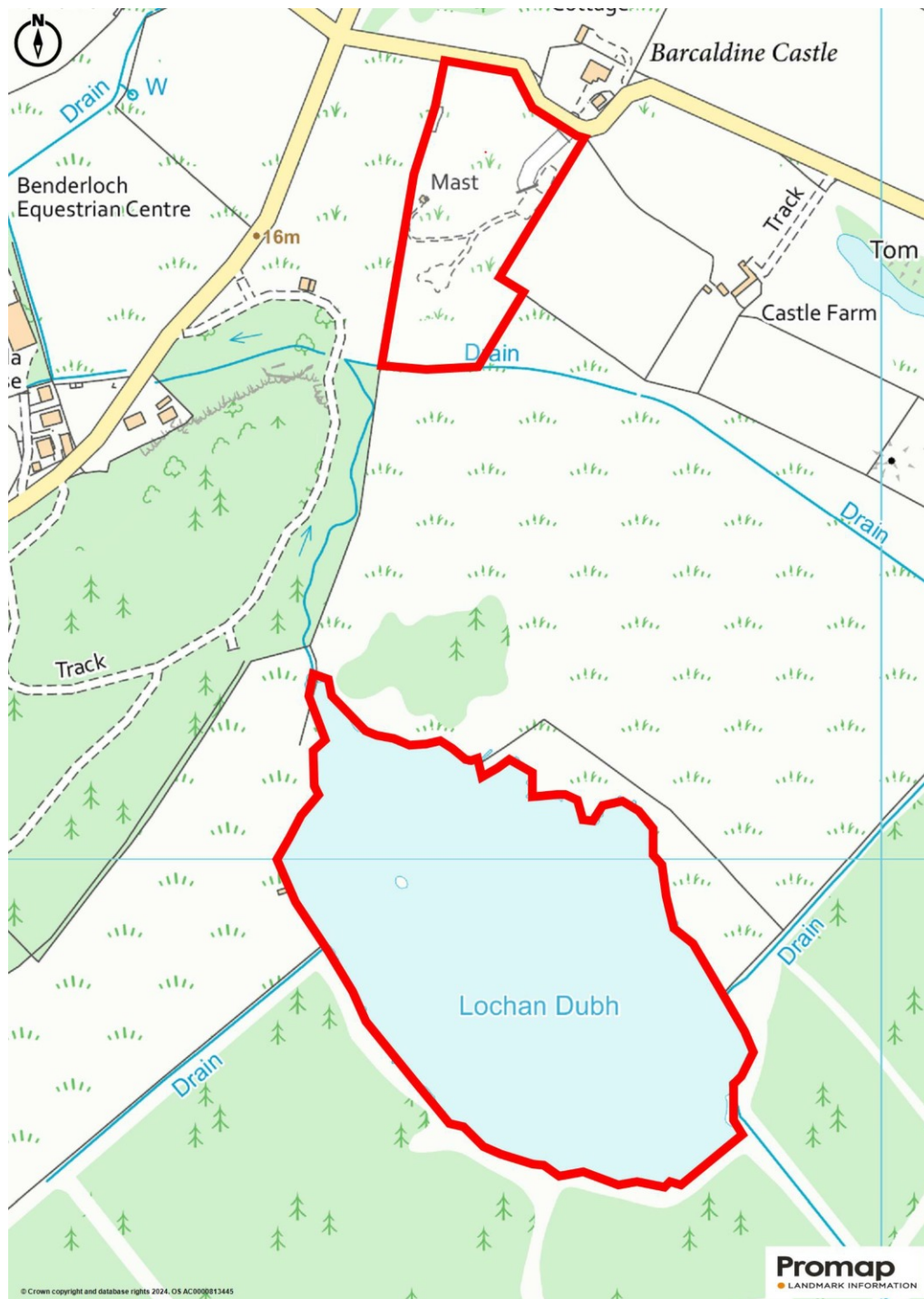
**Guide Price:** Two Hundred & Fifty Thousand Pounds (£250,000). Offers are invited and should be submitted to the Selling Agents.

**Money Laundering Regulation:** 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.

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