



MacPhee & Partners

## Plot at Upper Mill Farm, Barcaldine By Oban, PA37 1SE



GUIDE PRICE: £185,000

- Prime, Elevated Large Building Plot
- Spectacular Loch & Countryside Views
  - Idyllic Semi-Rural Location
- Full Planning Permission for Two Detached Properties & Installation of Sewage Treatment Plant
  - Water Available on Site, Electricity Supply Nearby
    - Around 2.20 Acres

Enjoying a prime, semi-rural location, with stunning views to Loch Creran and the surrounding countryside, the sale offers an existing and rare opportunity, to purchase a most generous building plot. Located above the Barcaldine area, the plot forms an attractive site, extending to around 2.2 acres. Benefiting from Full Planning for the erection of two detached properties, one a main home, and the second, a cottage on the grounds, there is already water on site and electricity supply nearby. Drainage will be to a private septic tank and soakaway, to be installed by the successful purchaser.

The much sought-after village of Barcaldine has a primary school, marine laboratory, café, pottery, camping and caravanning park, and Barcaldine Castle, whilst the neighbouring village of Benderloch offers further amenities, including a church, excellent convenience store, garage and petrol station selling a range of outdoor equipment. It is also close to a bus route, national cycle routes and forest walks. The principal town of Oban offers a comprehensive range of services, both commercially and culturally. Known as “The Seafood Capital of Scotland”, the town is also the Gateway to the Isles, with ferry, train and air services, linking the islands to the mainland and central belt.

### Planning Permission

Full Planning Permission was granted on 10th May 2023 (Ref: 23/00041/PP) for the erection of two detached dwellinghouses, and installation of a sewage treatment plant. Copies of this Planning Permission and approved plans are available on Argyll & Bute Council Planning website or on request with the selling agent.

### Services

Water is available on site, whilst electricity supply is nearby. Drainage will be to a private septic tank and soakaway, and will be the purchaser's responsibility to install and connect.

### Travel Directions

From Oban, take the A85 road to Connel, then the A828 over Connel Bridge, signposted Fort William, Pass through the village of Benderloch and continue along the long straight, then pass the road signposted for Tralee. Continue down this hill and along the next straight, passing the entrance for Glensanda and on to the next straight. Follow the road ahead, and at the end of the next straight, bear left and keep proceeding ahead. The entrance up to the plot is the second on the right, where signposted 'Ardtorna & Ardcreran (before the Racer's Café at Columba's Bay). Follow the road up the hill, which eventually curves around to the left. Continue for another 200m until you arrive at the empty plot. The GPS coordinates are roughly 56.513179, -5.349289.



**Title Plan**

The area outlined red is included in the sale.

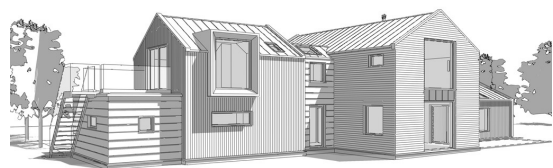
**Cottage**



**Main House**



**Main House**



**The Plot**



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of

the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).