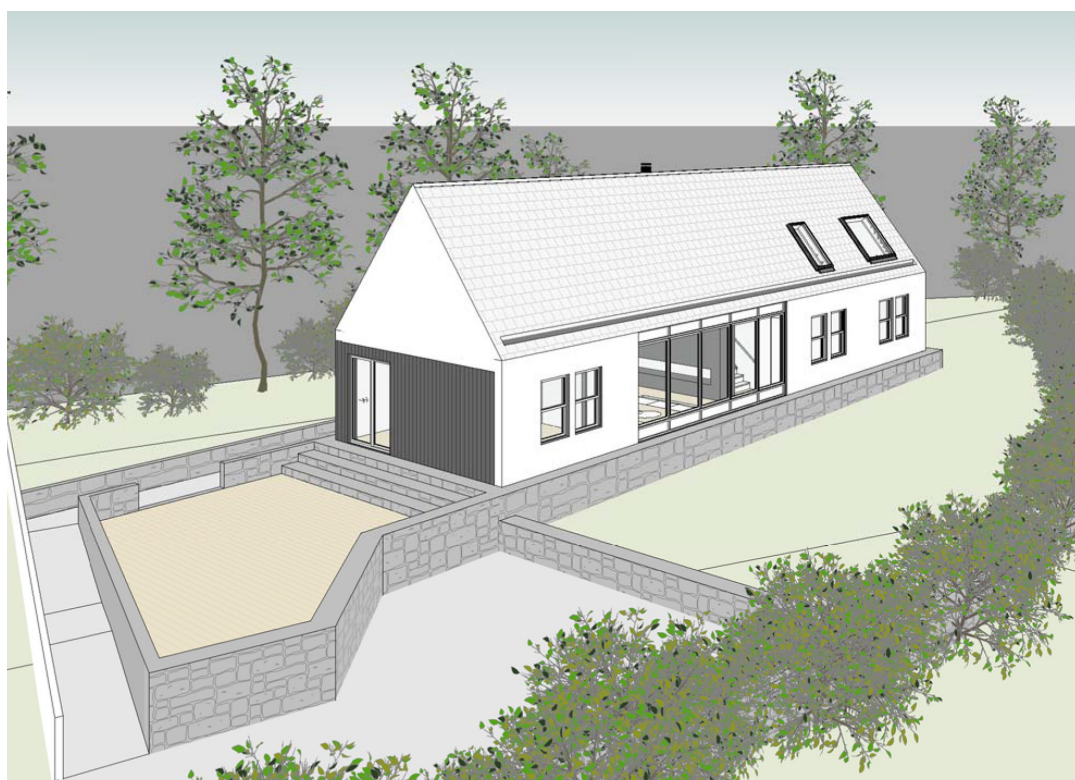




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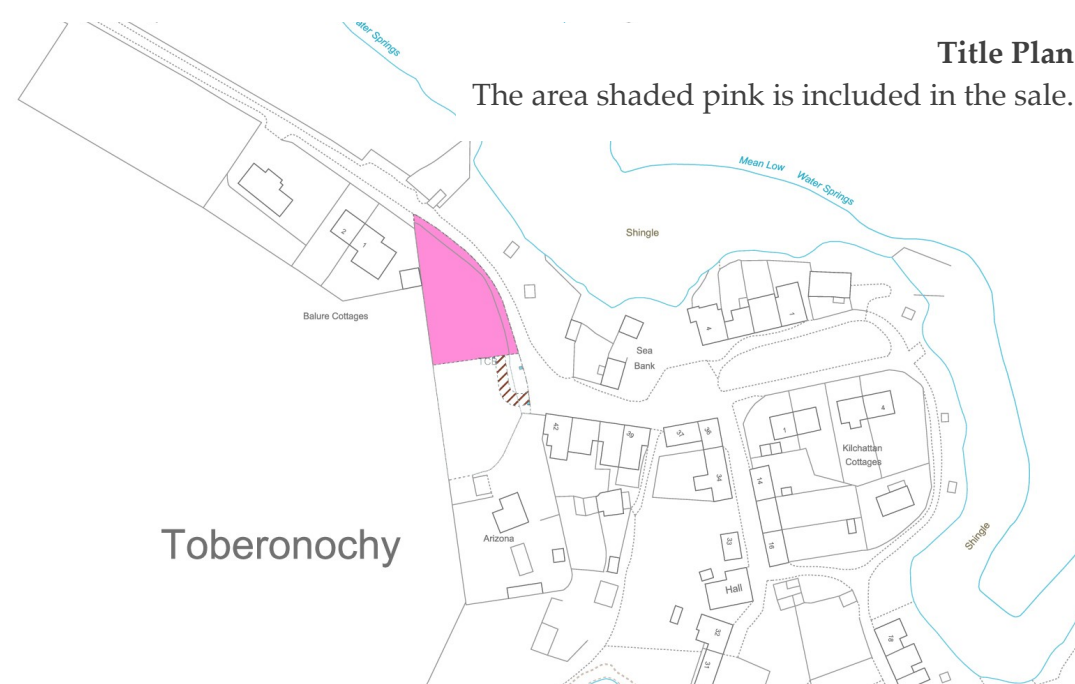
PLOT AT TOBERONOCY | ISLE OF LUING | ARGYLL | PA34 4UE



PRICE GUIDE: £99,000

Peacefully situated in the tranquil village of Toberonochy on the unique Isle of Luing, and enjoying a wonderful coastal location, with direct sea views towards the Shuna Sound to Torsa, the subject for sale forms a most desirable building plot, which lies just within the village conservation boundary, with Full Planning Permission. Extending to around 0.22 acres, the property has been Architecturally designed to capitalise on its location and environment.

The Inner Hebridean Isle of Luing lies south of Oban, one of the famous slate islands on Argyll's stunning west coast, with far-reaching views over the Sound of Luing, and boasting an abundance of wildlife, including deer, otters and hares, with regular sightings of seals, porpoises and dolphins, plus buzzards, peregrines, hen harriers and eagles. With a ferry service operating to and from the mainland daily and every thirty minutes, this easily accessible island measures around 6 miles long by 1.5 miles wide. Facilities include a licenced village store, Post Office, church, a popular and well-used village hall, plus the fantastic Atlantic Islands Centre. Opened in 2015, this excellent facility provides a fantastic visitor attraction, offering local information and History Exhibitions, a licenced café featuring The Isle of Luing Home Bakers wonderful produce, a retail area plus a variety of events programmes. The nearest primary school is situated in nearby Easdale, which also offers a Medical Practice. A secondary school and principal amenities are available in the principal town of Oban, some 16 miles distant.



Title Plan

The area shaded pink is included in the sale.

Prime Building Plot

Stunning Sea & Bay Views

Idyllic Rural Island Location

Full Planning Permission for Bespoke Architect-Designed Property

Services Nearby

Around 0.22 Acres

MacPhee & Partners

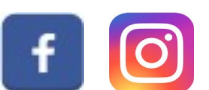
First Floor, 26 George Street

Oban

PA34 5SB

01631 565 251

estateagency@macphee.co.uk :: www.macphee.co.uk



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Planning Permission

Full Planning Permission was granted on 24th Jan 2024, Reference: 23/01847/PP, for the erection of a dwellinghouse and formation of vehicle access. The artist impressions show the property complete. Copies of the Planning Permission, approved plans and related documents to the build, are available on the Argyll & Bute Councils website or by request with the selling agent. The current owner has completed the essential tree works outlined in the planning to allow building.

Services

There is mains electricity on-site. The purchaser will require to connect to the mains water, which is located nearby and drainage can be to community septic tank.

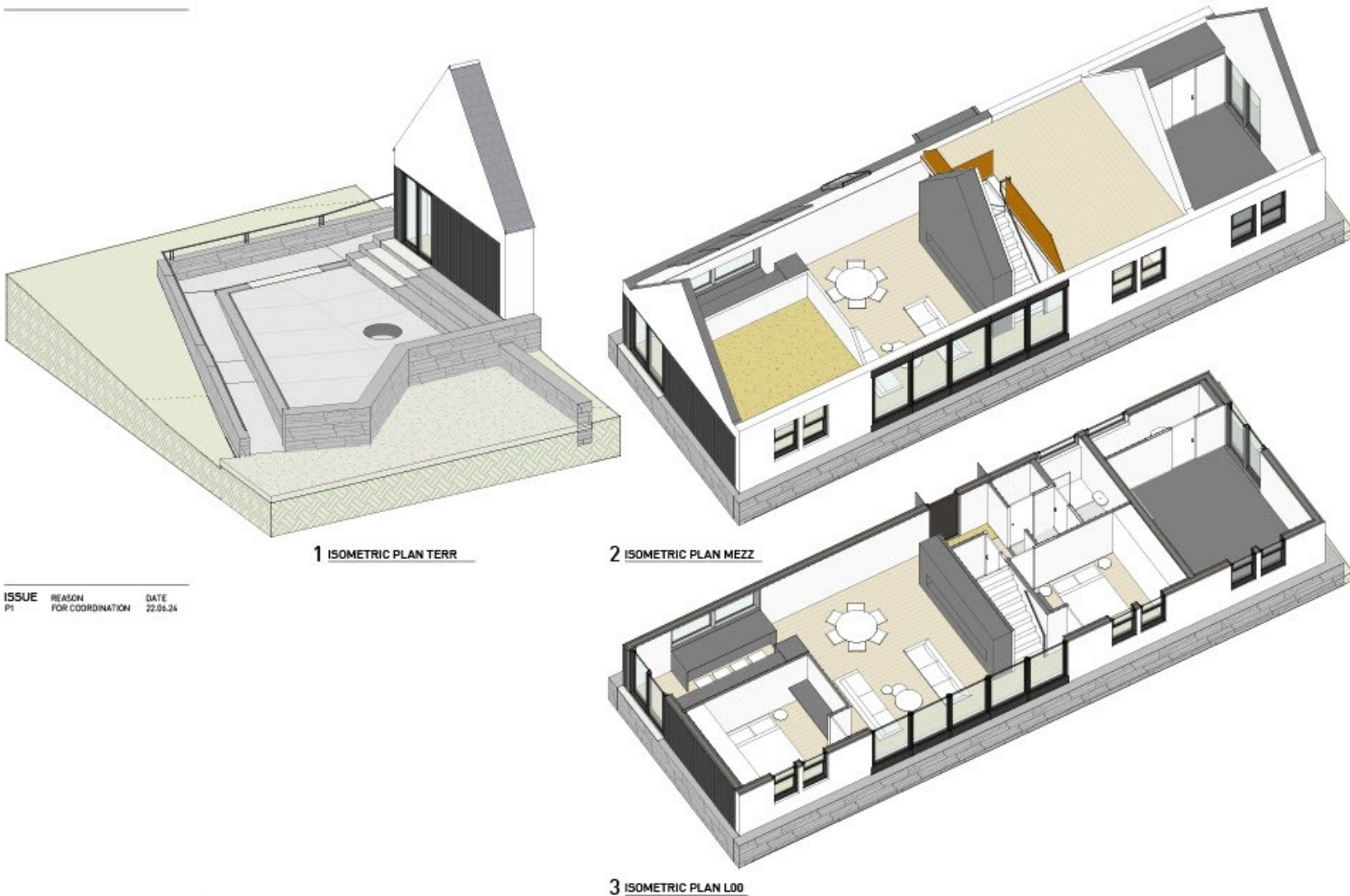
Site Plan

The area shaded red is included in the sale.

Travel Directions

Proceed south of Oban on the A816 to Lochgilphead road for approximately 6.5 miles, turning right at the junction signposted Luing Ferry, on to the B844. Continue for around 7 miles to the village of Balvicar, then proceed ahead on to the B8003, signposted Isle of Luing and Cuan Ferry. Follow this road for around 1.8 miles to the Cuan Ferry (regular daily crossings) and cross to the Isle of Luing. On leaving the ferry continue along the road towards Toberonochy. The plot is located on the right hand side as you enter the village.

Floor Plans



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. 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 6)'.