



# MacPhee & Partners

Plot C, Cnoc An Fhurain, Barcaldine  
By Oban, PA37 1SE



## OFFERS OVER: £125,000

- Prime, Elevated Large Building Plot
- Spectacular Loch & Countryside Views
  - Idyllic Semi-Rural Location
- Planning Permission in Principle for a Detached Dwellinghouse
  - Mains Electricity & Water Located Close by
    - Around 1 Acres

Enjoying a prime, semi-rural location, with stunning views towards Loch Creran and the surrounding countryside, the sale offers an exciting opportunity to purchase a most generous building plot. Located above the Barcaldine area, the plot forms an attractive site, benefiting from Planning Permission in Principle for the erection of a dwellinghouse, and extending to around 1 acres.

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, some ten miles distant, 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

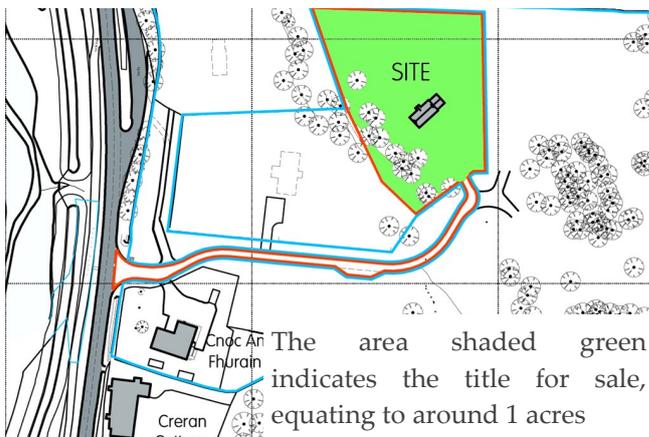
Planning Permission in Principle was granted on 2nd April 2025 (Ref:25/00230/PPP) for the erection of a detached dwellinghouse. Copies of this Planning Permission and approved plans are available on Argyll & Bute Council Planning website or on request with the selling agent.

### Services

Mains electricity and water are located nearby the site and will require connection. Drainage will be to a private septic tank and soakaway, and will be the purchaser's responsibility to install and connect. The plot is served by a newly formed access road shown on the below site plan.

### Travel Directions

From Oban, take the A85 road to Connel, then the A828 over Connel Bridge, signposted Fort William. From the bridge, follow the road, passing through the village of Benderloch. After approximately two miles, you will pass the Yeoman Glensanda Site on the left, and on the next bend, you will pass a meshed rockface, also on the left hand side. The road will begin to gently slope down a hill and the access drive, to the Plot at Cnoc an Fhurain, is located just before the layby on the right-hand side.



The area shaded green indicates the title for sale, equating to around 1 acres



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 6).