

BALLYGOWAN PLOTS

Glenlonan, Oban, Argyll & Bute



A BEAUTIFULLY ELEVATED, VERY PRIVATE HILLSIDE SITE WITH SWEEPING, UNSPOILT VIEWS TOWARDS GLENCOE AND BEN CRUACHA, BENEFITTING FROM PLANNING CONSENT FOR TWO HOUSES.

Ever dreamed of waking up to the mist rolling over the glens? This is your rare chance to own a prime residential plot in the heart of the Scottish West Highlands. Forget “souvenir” titles—this is true ownership of a stunning piece of Scotland.

Summary

Breathtaking views: Uninterrupted panoramas of Glen Coe and Ben Cruachan

Full planning permission granted (planning ref: 25/00234/PP), electricity connections and meters already in place.

The best of both worlds: Total mountain seclusion, yet only 7 minutes from the vibrant local community of Oban.

Outdoor paradise: world-class hiking, fishing, sailing, golfing and Munro-bagging right at your doorstep.

Whether you're looking to build a sustainable eco-cabin, a luxury retreat, or your forever family home, this land offers the ultimate blank canvas in the world's most beautiful backyard.

The current plans include a large covered outdoor area with decking and a wood burning fire, a sauna and spa pool. An elevated, very private 6.93 acre site close to Oban, offering stunning unspoilt views with planning consent for two houses with access road and electricity services already installed.

The owners engaged Ewan Cameron Architects, an award winning practice that specialises in the design of low energy, bespoke residential properties (<http://www.ewancameronarchitects.com>) to design two self-build houses for the site.

About 6.93 acres

SITUATION

The Ballygowan site at Glen Lonan is situated in a very picturesque and secluded part of the West Highlands with superb views, yet conveniently located just three miles from Oban.

Oban, known as the “Gateway to the Isles”, the main commercial center of the West Highlands, and the seafood capital of Scotland, has an extensive range of services including 4 of the big supermarkets, specialist farm shops, the fifth oldest whisky distillery in Scotland, specialist and independent boutiques, health and beauty salons, restaurants and bars, primary and secondary schooling and a hospital with A+E services. An 18-hole golf course, designed by the famous architect James Braid, is at your door step. The ferry ports have regular services to the Inner Hebridean Islands including Mull, Iona and the Treshnish Isles. Oban airport is 5 miles away with daily flights to Coll, Colonsay, Tiree and Islay. Glasgow Airport (86 miles) provides regular flights to London and a range of national and international destinations.

The local area is a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. Fishing, cycling, mountain biking, sailing, diving and golfing all available nearby.

Distances: Oban 3 miles, Oban airport 5 miles, Glasgow 86 miles, Inverness 109 miles (All distances and times are approximate)





BACKGROUND

A rare opportunity to own your very private part of the West Highlands. An access track has been constructed off the main road and leads to a site prepared on the area of Plot 1 and can provide access to Plot 2.

- Site of Plot 1 levelled for the erection of dwelling
- Private water supply for two dwellings as per council requirements
- Two mains electricity connections with two meters installed, one for each plot
- Registered postal address

The site offers a wonderful opportunity for a single dwelling or two dwellings in a private, yet accessible position to explore the West Coast. Whether you're looking to build a sustainable eco-cabin, a luxury retreat, or your forever family home, this land offers the ultimate blank canvas in the world's most beautiful backyard. The current plans include covered outdoor area with decking with a wood burning fire, a sauna and spa pool.

DESCRIPTION

The Ballygowan site extends to about 6.93 acres and sits at about sixty metres above sea level. An access track has been constructed off the main road and leads to the area next to Plot 1. The site is very private and has uninterrupted views towards Ben Cruachan and Glen Coe. The ground is all in rough grazing presently and slopes down to a small burn along the eastern boundary. The neighbouring hill ground has been planted under a native broadleaf scheme creating an attractive buffer. The area also has an abundance of wildlife including hen harriers, golden eagles, white-tailed eagles, otters and red squirrels.



GENERAL INFORMATION

Directions: Head for the centre of Oban continuing south on the A816. Shortly past Argyll Square take the left hand turn before the church signposted for Glencruitten and golf club. Continue along this road passing the golf club on the right. Follow the road around to the right and continue past Glencruitten House to a T-junction. Turn right and continue downhill for about 400m taking the first left signposted for Taynuilt. Continue along this road for approximately 400m where the access road to the site can be found on the right and marked by a For Sale Board.

From Edinburgh and Glasgow: Follow the A85 to the village of Taynuilt. Take the turning signposted Glen Lonan at the Taynuilt hotel. Follow the Glen Lonan road for about eight miles until you come to a cluster of four houses, a cattle grid and large Standing Stone. Continue for about one kilometre and the access road to the site can be found on the left and marked by a For Sale Board.

Local Authority: Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW. Tel: 01546 605522.

Entry: Entry is available by arrangement with the seller.

Planning: Both plots have full planning permission granted in June 2025 (ref no: 25/00234/PP) for the erection of two single storey dwellings. The access track has been completed. Details of the consents and all related documents can be accessed online via the Argyll planning portal using the reference number above.

Services: The site is served by mains electricity (two electricity meters).

Viewing: Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

What3words: ///stowing.bucked.reader

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank

statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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