

DAWSONS



**PLOT 2, BROLAS
TAYNUILT, BY OBAN, PA35 1JW**

An Exceptional House Site Extending To Over
A Third Of An Acre Situated On The Fringe
Of The Village And Enjoying Far Reaching Views Over
The Countryside To Loch Etive And Ben Cruachan

Planning Permission Agreed In Principle

Electricity And Water Connections Close By
Private Drainage System To Be Installed

Guide Price £99,500

The thriving village of **Taynuilt**, nestles at the foot of Ben Cruachan close to the shores of Loch Etive and lies some 12 miles east of the principal town of Oban on the A85 road. There is a good range of services and amenities in the village which includes shops, post office, doctors surgery/health centre, churches, primary school, tea room and a popular nine hole golf course. Regular groups and clubs meet in the village hall and it is an excellent venue for community social events. There is also a modern sports pavillion which hosts many team sporting events and clubs. Taynuilt Railway Station is a stop on the main Glasgow to Oban line and the village also has a regular bus service to Oban and to the south.

This proposed house site (one of three), extending to over a third of an acre, sits on the fringe (Oban side) of the village and from its elevated position enjoys far reaching views over the countryside to Loch Etive and Ben Cruachan and offers a superb opportunity to develop a property in this sought-after location.

Planning Permission In Principle for the property has been granted by Argyll & Bute Council under reference 24/01962/PPP.

Services: Electricity and mains water connections close by. A private drainage system would require to be approved and installed.

Viewings: The site may be viewed at any time with prior phone call or email to the Selling Agents (01631 563901 or info@dawsonsestateagents.co.uk).

Guide Price: Ninety Nine Thousand & Five Hundred Pounds (£99,500). Offers are invited and should be submitted to the Selling Agents.

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 Dawson's 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. Dawson's 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.

