



MacPhee & Partners

Plot 4, Tromlee, Kilchrenan, PA35 1HD



OFFERS OVER: £70,000

- Prime Building Plot with Mountain Views
- Stunning, Idyllic, Rural Countryside Setting
 - Site Extending to around 0.2 Acres
- Planning Permission in Principal for the erection of a Dwellinghouse
- Installation of Septic Tank & Soakaway by the Successful Purchaser
 - Services Close by for Connection

Situated on the outskirts of the rural village of Kilchrenan, with views over the surrounding picturesque countryside towards Ben Cruachan and Loch Tromlee only a short walk away, the subjects of sale offer the opportunity to acquire a desirable building plot, extending to around 0.2 acres. Planning Permission in Principal has been granted for the erection of a detached dwellinghouse, plus installation of a septic tank and soakaway by the successful purchaser.

Location

Kilchrenan is a charming country village, with a busy village hall and local church, both which hold many activities throughout the year, the Kilchrenan Inn with restaurant and bar, plus an additional two prestigious hotels, situated on the shores of beautiful Loch Awe, Scotland's third largest freshwater loch, famous for its fishing. Further outdoors pursuits on offer include sailing, golf, climbing and skiing further afield in Glencoe and Fort William. Kilchrenan is a haven for local wildlife plus has numerous walks including The Nant Forest Walk, an ancient oak woodland around three miles from the property. The nearby village of Taynuilt is situated only six miles away and offers a range of facilities including a highly recommended primary school, village hall, church, doctors surgery, local shops, post office, hairdresser, golf course and a wealth of outdoors activities including walking and hill-walking. A modern sports pavilion is a superb addition and offers sports such as shinty, football, cricket, rugby, hockey and tennis, with further facilities

available for fitness classes, kids parties, meetings etc. A secondary school and principal amenities are available in the town of Oban, some 12 miles to the west. There is a bus service which operates to and from Oban and Glasgow, as does the train service which stops in Taynuilt for passengers wishing to go in either direction.

Planning Permission

Planning Permission was granted on 8th January 2026 for the erection of a dwellinghouse, and installation of septic tank and soakaway (Ref: 25/01876/PPP). A copy of the planning permission, site and location plans are available on the Argyll & Bute Council Planning website - www.argyll-bute.gov.uk or with the selling agent.

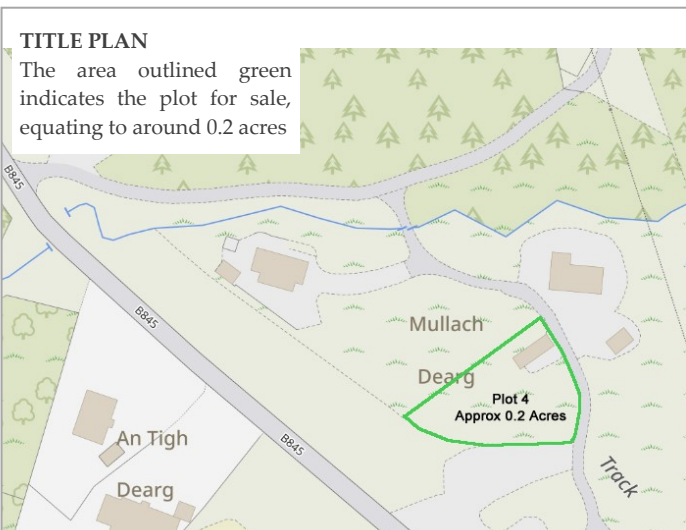
Services

The site is accessed by a shared, new stone track. It will be the purchasers responsibility to connect to the services, however mains water is located on site and mains electricity located near the site. Drainage will be by septic tank and soakaway to be installed.

Travel Directions

From Oban proceed towards Crianlarich on the A85. At Taynuilt take the second turning right, signposted for Kilchrenan, B845. Approx 1.5 miles before Kilchrenan turn left onto the access track. Follow the track and the plot is located on the right hand side, with caravan on site, and opposite the new build.

 **what3words** **desiring.oaks.accordion**



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