



Plot at Glencruitten, Oban, PA34 4QB (Land between Barronrioch Mews And Barran Brae)



GUIDE PRICE: £135,000

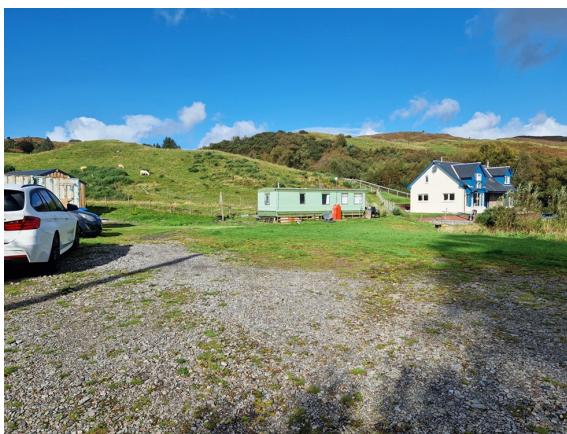
- Prime, Elevated Building Plot with Building Warrant in Place
- Spectacular Countryside Views in Idyllic Semi-Rural Location
 - Full Planning Permission for a Detached Dwellinghouse
 - Architect Designed HAUS House
 - Mains Electricity & Private Water Supply Connected on Site
 - Private Sewage Treatment Plant Installed & Connected on Site
 - Two Bedroom Static Caravan included in the Sale
- 6.0m x 4.2m Newly Built Shed & 6.0m x 2.4m Container included in the Sale
 - Around 0.5 Acres

Enjoying a prime, semi-rural location, with stunning views over the Argyllshire countryside, the sale offers an exciting opportunity to purchase a generous level building plot of around 0.5 acres. Located in the semi-rural Glencruitten area, only two and a half miles from Oban town centre, the plot forms an attractive site, benefiting from Full Planning Permission for the erection of a detached, architect-designed dwellinghouse, installation of sewage treatment plant, and formation of access. A two bedroom static caravan, newly built large shed, and storage container are all included in the sale.

Glencruitten is a very desirable residential area, located on the outskirts of the popular West Coast town of Oban. Nestled in the Argyllshire countryside with views spanning across the mountains and hills. Featuring the beautiful garden of Glencruitten Cathedral of Trees, Glencruitten Woods, the stunning baronial Glencruitten House, and nearby Glencruitten Golf Club, a hidden gem nestled amongst the hills of Glencruitten Estate, and home to Scottish Pro Golfer Bob MacIntyre, the area offers a feeling of real seclusion, whilst only around a ten minute drive from Oban town centre. Oban itself offers a comprehensive range of services, both commercially and culturally. Known as "The Seafood Capital of Scotland", the town enjoys a superb range of restaurants and eateries, excellent primary schools and a more recently built High School, and is also the Gateway to the Isles, with ferry, train and air services, linking the islands to the mainland and central belt.

Planning Permission

Full Planning Permission was granted on 27th November 2025



(Ref: 25/01446/PP) for the erection of a detached dwellinghouse, installation of sewage treatment plant and formation of access. Copies of this Planning Permission and approved plans are available on Argyll & Bute Council Planning website or on request with the selling agent.

Services

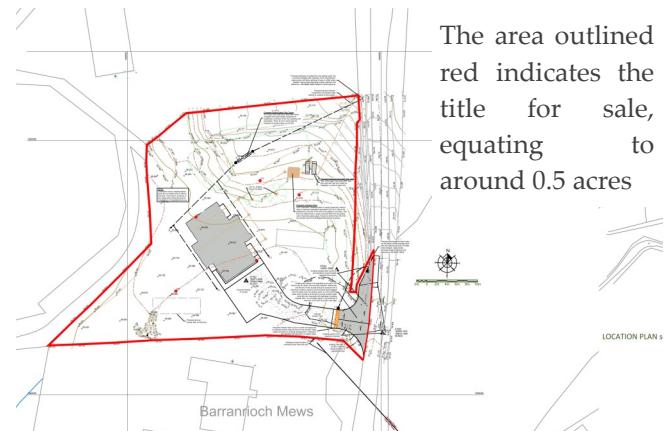
Mains electricity and private water supply are connected on site. Drainage to a private sewage treatment plant is already installed and connected. The Building Warrant is already in place.

Travel Directions

In Oban, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Take the first left and continue on the A816 through the traffic lights on to Combie Street, turning left immediately before The Church of Scotland and where signposted Glencruitten Golf Club. Continue along Glencruitten Road, passing the golf club, then The Greens on the left hand side, and bear right at the junction, just after the Glencruitten Rise properties, also located on the left. Proceed ahead, passing Luachrach Loch on the left, and follow the road until you reach the junction signposted Connel and Kilmore. Turn left and the entrance to the plot is directly after the first property on the left hand side, up a gravelled driveway (a caravan is currently sited on the plot), around only 2.5 miles from Oban town centre.

/// what3words

whirlpool.forks.parsnip



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).

