



# MacPhee & Partners

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 or 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**

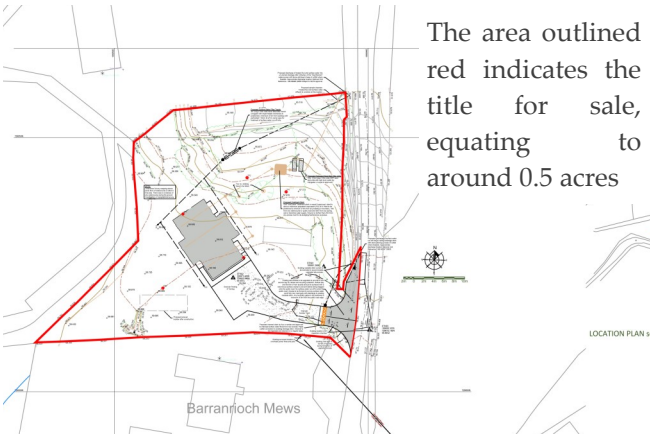
Mains electricity and private water supply are connected on site. Drainage to a private sewage treatment plant is already installed and connected. The Building Warrant is already in place.

**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



The area outlined red indicates the title for sale, equating to around 0.5 acres



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