



MacPhee & Partners

Plots 1, 2 & 3 at East of Lag an Tairbh,
North Connel, By Oban, PA37 1RF



GUIDE PRICE: £150,000 EACH

- Three Prime, Elevated Building Plots
 - Loch Frontage Included
- Spectacular Loch & Countryside Views
- Idyllic & Sought-After Semi-Rural Location
- Planning Permission in Principle for a Detached Dwellinghouse
 - Mains Electricity & Water on Site
 - Around 0.8 Acres Each

An exciting opportunity to purchase three individual building plots, each enjoying loch frontage on the shores of Loch Etive, within the highly sought-after area of North Connel. Set in an elevated position, all three plots benefit from Planning Permission in Principle for the erection of a dwellinghouse, with services on-site. The sites command breath-taking, uninterrupted views across Loch Etive towards the surrounding countryside, offering a rare chance to secure prime plots in one of the West Coast's most desirable locations, perfect for those looking to design and build a bespoke home in an exceptional environment.

North Connel is a highly desirable coastal village located just a short distance from Oban, often referred to as the "Gateway to the Isles." The area is well regarded for its stunning natural surroundings, with easy access to Loch Etive and the wider Argyll coastline. Local amenities include a shop, primary school, and regular transport links, while Oban provides a wider range of services including supermarkets, restaurants, leisure facilities, and ferry connections to the Inner Hebrides. The area is ideal for those seeking a balance of peaceful rural living with convenient access to a vibrant coastal town.

Planning Permission

Planning Permission in Principle was granted on all three sites on 4th September 2025 (Bruce & Neil Chartered Architects) for the erection of a detached dwellinghouse. Copies of this Planning Permission and approved plans are available on Argyll & Bute Council Planning website or on request with the selling agent.

Plot 1—Ref: 25/01180/PPP and is around 0.83 acres in size.

Plot 2—Ref: 25/01181/PPP and is around 0.85 acres in size.

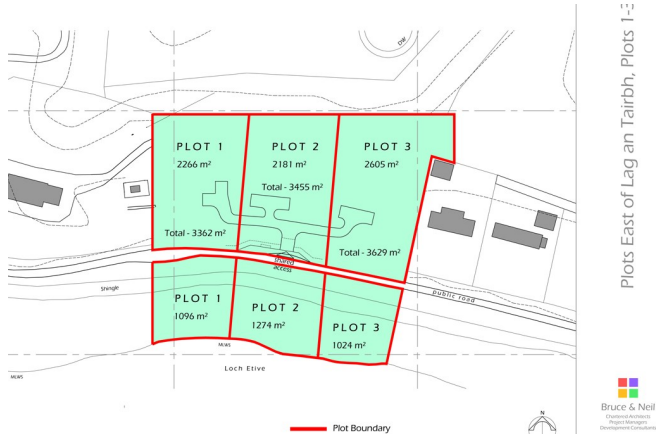
Plot 3—Ref: 25/01182/PPP and is around 0.89 acres in size.

Services

Mains electricity and water are located on-site. Drainage will be to a private septic tank and soakaway, and will be the purchaser's responsibility to install and connect. The plots will be served by a newly formed access road, at the cost of the seller.

Travel Directions

From Connel Bridge, proceed north on the A828 towards North Connel. After a short distance, take the turning signposted for North Connel and continue along this road for around 2.8 miles. Follow the road through the village, passing the primary school, and continue ahead. The plots are located on the left hand side, prior to Ardchattan Church.



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).