



PETER MURPHY & Co  
ESTATE AGENTS

**Plot 2 Bonawe Road, Oban, PA37 1RA**  
**Offers Over £80,000**



## Plot 2 Bonawe Road, Oban, PA37 1RA

### Offers Over £80,000

Plot 2, Cruachan View, North Connel, PA37 1RA

Rarely available and generous 0.3-acre building plot located in the sought-after area of North Connel, near Oban, offering you the opportunity to create your dream home in a stunning location, with views over the surrounding countryside towards Loch Etive and Ben Cruachan to one side and Ben Lora to the other.

With planning permission in principle already in place (Argyll and Bute Council reference 23/01757/PPP) and services nearby, imagine designing and building your own bespoke home surrounded by the natural beauty of the Scottish countryside. Whether you're looking for a peaceful retreat or a place to call home, this property provides the perfect canvas for your vision to come to life.

Located in the scattered rural community of North Connel, there is a range of local services available in the nearby villages of Benderloch and Connel, with the bustling town of Oban only 6 miles away. From outdoor adventures to exploring local amenities, this location offers the best of both worlds.

Description

Situation

null  
Council Tax Band:  
Available:





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Scotland                                                        | EU Directive 2002/91/EC |           |

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