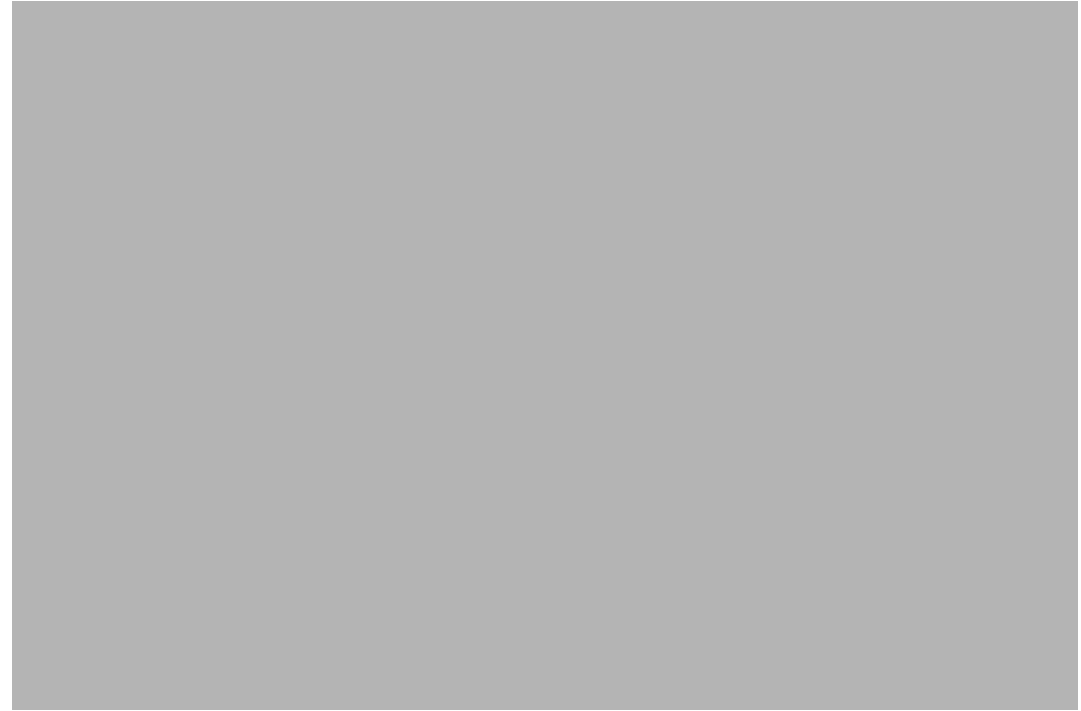




Plot 2 At Achnacairn, North Connell, Oban, PA37 1QZ  
[bellingram.co.uk](http://bellingram.co.uk)

 **Bell  
Ingram**





Plot 2 At Achnacairn, North Connel, Oban, PA37 1QZ

Offers Over £85,000

# Property Description

Located within the picturesque coastal neighbourhood of North Connel, just a short commuting distance from the vibrant town of Oban, the Plots at Achnacairn offers buyers an opportunity to acquire one of two prime development sites, a wonderful opportunity for those looking to build their dream home in this much sought after location.

Extending to an area of approximately 0.24 and 0.41 acres respectively, the plots are accessed via an existing shared driveway from the coastal road.

The plots are situated in a popular residential location, and once completed, it is likely that a new dwelling will benefit from far-reaching views across Loch Etive.

The local village of Connel boasts many amenities and enjoys regular public transport links to Oban, Fort William and Glasgow.

The plots at Achnacain are located in North Connel, a hamlet on the north side of Loch Etive in Argyll and Bute, only a short drive from the villages of Connel and Benderloch. North Connel has a thriving community with a village hall, public house and an airstrip suitable for light aircraft which is becoming a popular 'daytrip' destination. A nearby visitor attraction is the beautiful garden at Ardchattan Priory.

Connel Village has two good hotels/restaurants and a doctor's surgery with pharmacy. It is served by a regular bus service and has a railway station, with links to Oban and Glasgow. Benderloch, a very short distance away, is a popular coastal village, offering an array of amenities including a local shop, garage, primary school, church, café, cycle path and regular bus service. Ben

Lora and the sandy beach at Tralee are also very close by.

Oban, approximately 6 miles to the west, supports a wide range of shopping, recreational and leisure facilities, as well as banks, building societies and professional offices. There are a number of primary schools, a hospital, a leisure centre, a cinema and a well-respected high school. It is an expanding port with an attractive sea front and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides. Oban offers excellent travel links by road, rail, sea and air

The plots are each being sold with planning permission in principle, further details of which can be found on the Argyll and Bute planning portal under reference numbers 23/2444/PPP and 23/01950/PPP



Plot 2 At Achnacairn, North Connel, Oban, PA37 1QZ

Offers Over £85,000



# Plans

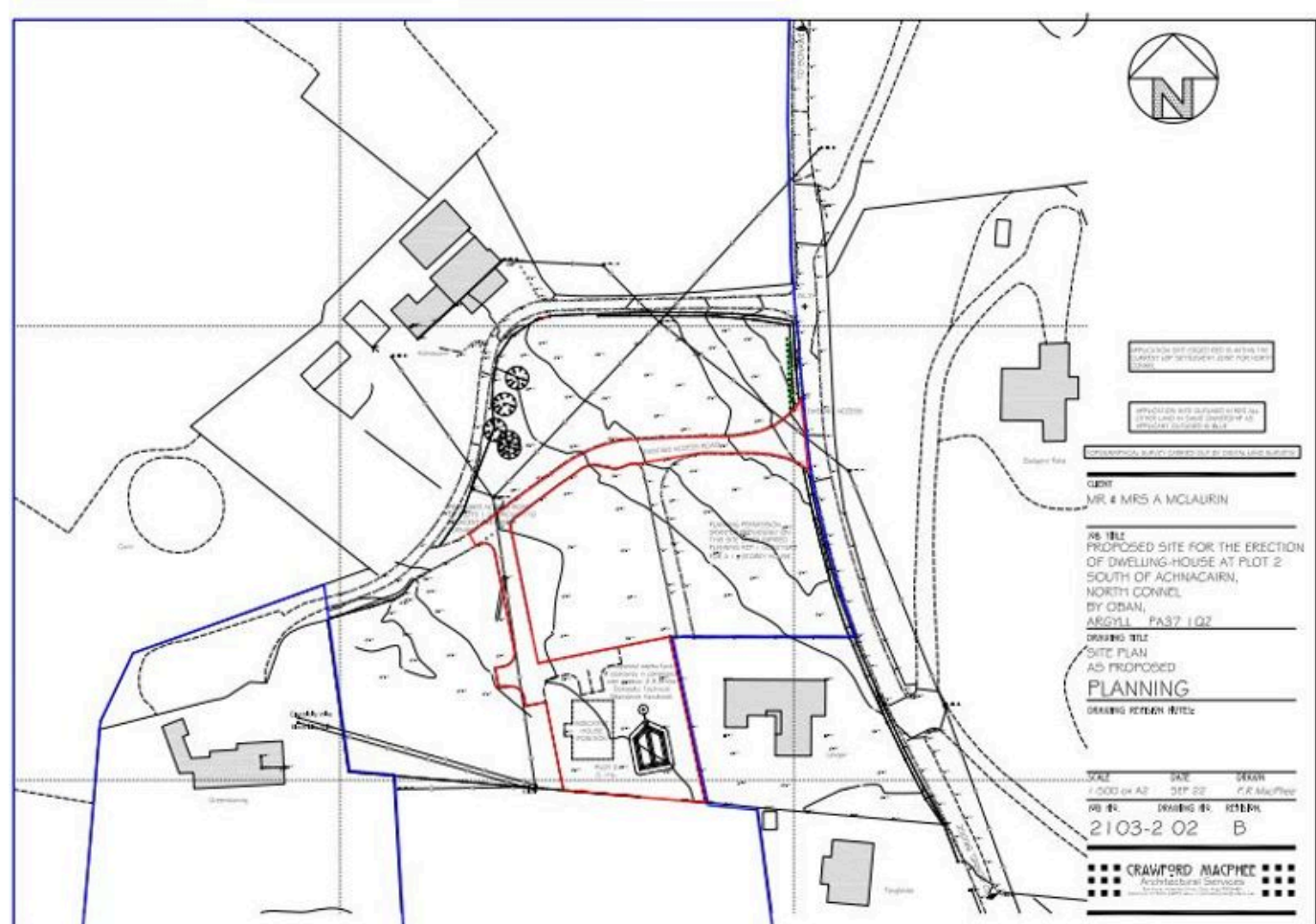
Approximate gross external area  
**0.24 acres**

## Location

Driving from Oban, take the A85 signposted for Crianlarich and Fort William. Continue along the road for around 4.5 miles before turning right onto the A828 towards Fort William. Follow the road across the iconic Connel road bridge.

Approximately 200 yards from the bridge, turn right, following signs for North Connel and Bonawe. Continue along the road for approximately 1.8 miles. The entrance to the plots is located on the left-hand side, clearly marked by a Bell Ingram sale board.

What3words:///occurs.them.dives



# Details

## Local Authority

Argyll & Bute

## Council Tax

Band = NA

## EPC

EPC Rating = EXEMPT

## Services & Additional Information

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Agent Note: All enquiries and requests for further information should be made through Bell Ingram Oban, by calling 01631 566122.

Photographs & Particulars - Feb 2025

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingram.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: March 2025

Property Ref: OBN250017

powered by

**FluxPro**

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Plot 2 At Achnacairn, North Connel, Oban, PA37 1QZ

Offers Over £85,000