



PETER MURPHY & Co  
ESTATE AGENTS

**Plot 1, Balvicar Farm , Oban, PA34 4TF**  
**Offers Over £50,000**



## Plot 1, Balvicar Farm , Oban, PA34 4TF Offers Over £50,000

Nestled next to Balvicar Farm on the picturesque Isle of Seil, this unique plot offers a rare opportunity to create your dream home in a tranquil rural setting. Set on a generous 0.5-acre plot, this land is part of a working cattle and sheep farm, providing a delightful backdrop of pastoral beauty and a connection to the countryside.

The property benefits from outline planning permission, allowing you to design and build a residence that suits your lifestyle while taking full advantage of the stunning scenic views that surround you. Imagine waking up to the gentle sounds of nature and the breathtaking vistas that this idyllic location has to offer.

The Isle of Seil is known for its peaceful atmosphere, making it an ideal retreat for those seeking solace away from the hustle and bustle of city life. It is renowned for its rich history and vibrant community, providing a perfect blend of rural charm and modern conveniences. With easy access to local amenities and the stunning coastline, this location is perfect for outdoor enthusiasts and those who appreciate the beauty of nature.

This land presents an exceptional opportunity for anyone looking to invest in a slice of the Scottish countryside. Whether you envision a family home or a serene getaway, the possibilities are endless. Embrace the chance to create a bespoke residence in one of Scotland's most enchanting locations.

## Description



## Situation



null  
Council Tax Band:  
Available:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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