



Prime Development Site

Plot 3, Betts Field, Ardnacross, Isle of Mull

Superb residential plot in a stunning situation on the Isle of Mull, just yards from the shoreline

Excellent views over the Sound of Mull, and within approximately 5 miles of Tobermory

Detailed planning permission and Builders Warrant granted for a three-bedroom, detached house

Services are available close by with Scottish Water connection confirmed and pre-paid

The plot extends to approximately 1.22 acre (0.5ha)

Offers in the region of £100,000



Situation

The site sits just off the A848 at Ardnacross Farm, approximately 15 miles north of the ferry terminal at Craignure and five miles south of the local amenities in Tobermory. The precise location is shown on the attached Ordnance Survey extract.

The subjects of sale include a pro indiviso right in common to an area of ground extending to 3.83 acres which extends to the High Water Mark of normal spring tides affording the opportunity to launch a boat or simply enjoy a barbeque by the sea.

The Isle of Mull

The second largest of the Inner Hebrides, Mull is a highly accessible island, being reached by a forty-five minute vehicular ferry from Oban. Services from Lochaline on Morvern and Kilchoan on the Ardnamurchan peninsula are also available. There is a small airstrip at Glenforsa suitable for private aircraft and a main line train service from Glasgow to Oban with some trains connecting with the ferry.

The colourful harbour town of Tobermory is a popular tourist destination and as such provides an excellent range of dining, cultural and shopping opportunities as well as standard services, including a medical centre, churches, a high school with a primary section, and good sports facilities including a scenic nine-hole golf course.

Outside the buzz of Tobermory, the Isle of Mull boasts extraordinary and diverse scenery. From the dramatic Gribun cliffs and the shark-fin peak of Ben More to the white sands of Calgary Bay, Mull has undoubted appeal for all. A multitude of sea lochs give Mull over 500km of coastline to be explored by kayaks, yachts, divers or on land by foot or mountain bike. The awe-inspiring landscape is also a strong draw for artists of every discipline.

Accompanying the varied scenery is a diverse range of wildlife. Mull is home to a variety of rare birds including golden eagles, white-tailed sea eagles and hen harriers. The island is famous for its roaming herds of red deer, and otters may be seen dining on wild brown trout on the Sound of Mull, or sea otters playing in secluded bays. Cetacean- and shark-watching trips are a favourite with tourists, as are trips to the Treshnish Isles to visit the local puffin and seal populations or to Staffa to admire the stunning geology of Fingal's Cave.

Due to its size and diverse range of attractions, Mull has a longer tourist season than many of the other Hebridean islands, still receiving large numbers of visitors into to October. The island also hosts a number of music and arts festivals throughout the year.

Directions

On leaving the ferry terminal at Craignure, turn right and head towards Tobermory, passing through the village of Salen. Keep right at Aros on the A848 continuing towards Tobermory. The turn off to the plot is on the right hand side of the road and signposted. Take the track a short distance down the hill and the site is on the left hand side, before the two new houses.

Description

The plot is situated approximately one mile to the south of Ardnacross and enjoy a tranquil location overlooking woodland towards the sea and the hills of Morven.

The property comprises a largely level house plot extending to some 1.22 acres (0.5 Ha) and benefits from outstanding views across the Sound of Mull towards Morvern in the east.

In order to enhance the amenity of the plot, it has the benefit access to an area of ground extending to approximately 3 acres which leads to the sea, which is easily accessed via a gravel path and jetty, thus giving a considerable area in which to enjoy the amenity of the area and also allowing full use of the sea.

The plot is approached via a private road and has the benefit of being able to take a supply of water from the public main which passes along the verge of the public road, the cost of which has already been paid to Scottish Water. A great benefit as mains water supply is currently very difficult to obtain on the Isle Of Mull

This plot benefits from, both, detailed planning permission and Builders Warrants for a well thought out three-bedroom, single storey, detached house as shown on the attached plans. The house was designed by architects at Skye Homes in conjunction with the current owners to take full advantage of the plot and the views. The house has been future proofed to include a large open attic space with skylight windows.

Services are available for connection close by, making the plot an attractive and relatively simple site on which to build. A 'Soil Test' has been completed, showing foundations with not bring up any surprises and for you with green finger, the ground is that which would be the envy of any keen gardener.

Planning

Planning Permission (Ref: 09/00681/DET) was granted on 07/07/09 for a traditional, future proofed, single story house.

Stamped and approved drawings are available upon request to seriously interested parties.



All planning enquiries should be directed to the local planning authority at:

Argyll & Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

Building Warrant

Building Warrant (Ref: 10/00595/ERD was granted on 9/11/10 for a traditional, future proofed, single story house.

Services

Mains electricity is available for connection close by
Water will be connected to the mains supply close by, which is already confirmed with Scottish Water and pre-paid
Drainage is to a septic tank and soakaway already installed.

Postcode

PA72 6JS

Closing date

A closing date may be set for the receipt of offers and interested parties should note their interest in the property

Entry

Entry will be by mutual agreement.

Viewing

Viewing is by prior appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of staff of Bell Ingram in order to avoid a wasted journey.

Travel Arrangements

Air Loch Lomond Seaplanes 0870 242 1457
 (flights from Glasgow – Tobermory)
 www.lochlomondseaplanes.com

Rail Oban Railway Station 08457 484950

Ferries Caledonian MacBrayne www.calmac.co.uk
 +44 (0) 1475 650100

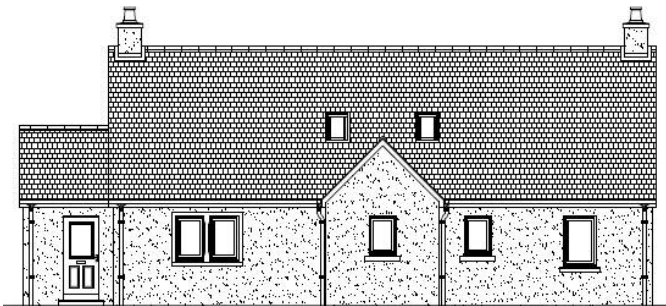
Photographs and particulars July/October 2013



FRONT ELEVATION



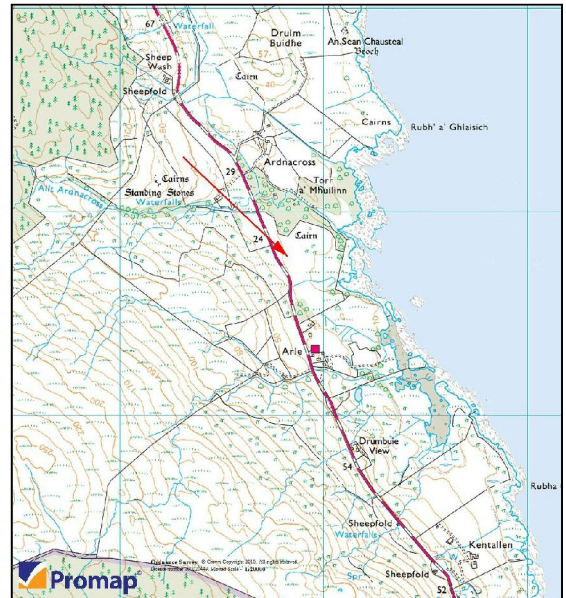
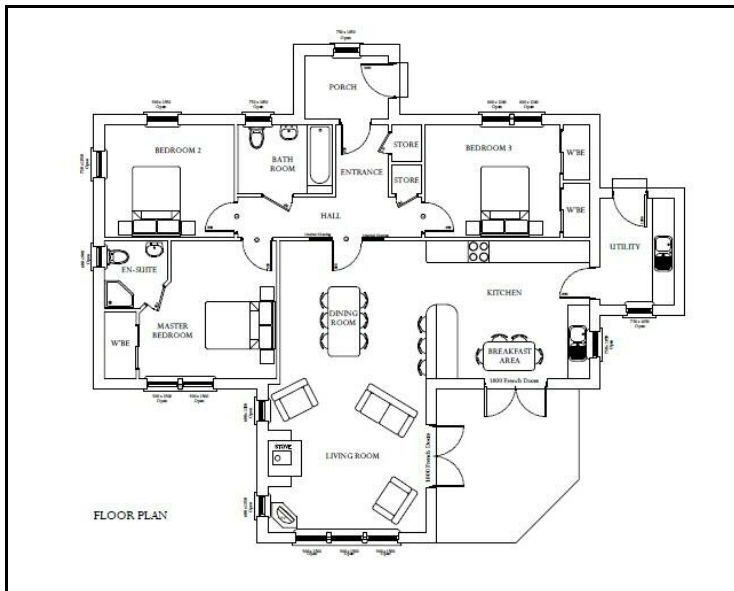
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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