



PETER MURPHY & Co
ESTATE AGENTS



Plot 1 Craigspeir Lane, Tobermory, PA75 6RD Offers Over £70,000

Nestled on Craigspeir Lane in the picturesque town of Tobermory, this exceptional development site presents a rare opportunity for those seeking to create their dream property. Spanning half an acre, this building plot comes with planning permission in perpetuity, allowing for a seamless transition from vision to reality.

The site is beautifully elevated, offering stunning views Tobermory. This vibrant community is known for its colourful waterfront and rich maritime history, making it an ideal location for both residential and holiday developments. The natural beauty of the surrounding landscape, combined with the tranquil atmosphere of the Isle of Mull, ensures that this plot is not just a piece of land, but a canvas for a unique lifestyle.

With its generous size and prime location, this development site is perfect for those looking to invest in a property that captures the essence of island living. Whether you envision a family home, a holiday retreat, or a rental investment, the possibilities are endless.

This is a rare chance to secure a slice of paradise in one of Scotland's most enchanting locations. Don't miss the opportunity to turn your dreams into reality in Tobermory.

Plot Aerial

Tenure: Freehold



Entry from Craigsuir Lane



Plot from centre



Plot from rear elevation



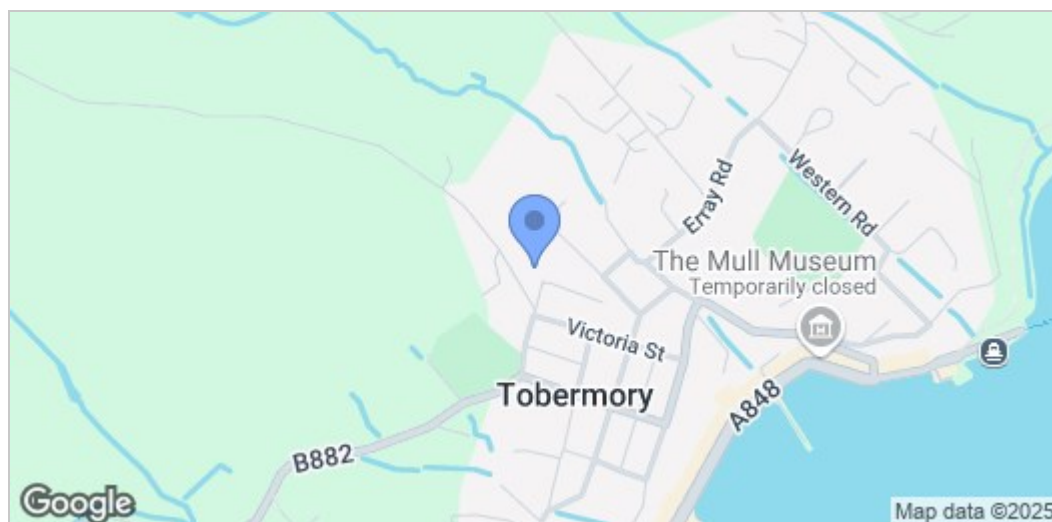
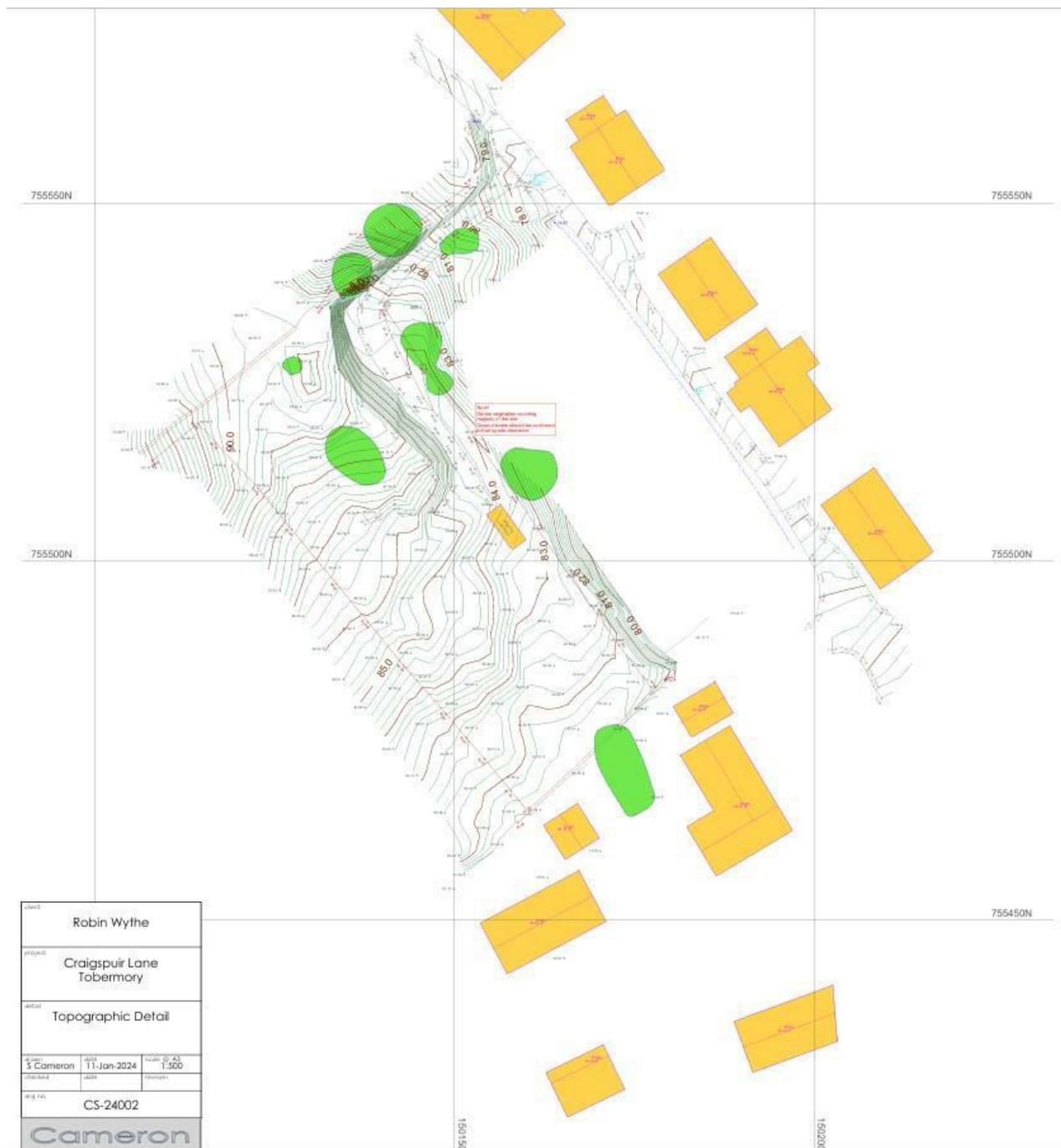
Location

Tobermory is a beautiful seaside town which is situated on the North East coast of Mull and is the largest town on the island. The town, which was built as a fishing port in the 18th Century continues to be a popular location both for residents and visitors. There are regular ferry services from Tobermory, Fishnish and Craignure and a good road network linking the North East of the island with the Ross of Mull to the South West. The famous white sands of Calgary are just a half hour car journey away. Tobermory has an array of fantastic eateries showcasing local produce, craft shops and many other excellent amenities such a stunning 9-hole golf course. The island is home to the famous Mull Rally every October, where Tobermory plays a major role in providing accommodation and hosting events for competitors and spectators.

Disclaimer

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

Miscellaneous



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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.