



## Prime Croft Site

Imeraval, Port Ellen, Islay

### Superb croft site in an excellent location on the western fringe of Port Ellen

Level, elevated site rising gently to the rear with panoramic rural views

Easy access to local facilities and amenities

Outline Planning Permission granted

The site extends to approximately 12 acres (4.86ha)

**Offers in the region of £60,000**  
**(Reduced from £90,000)**



### Situation

The croft site is situated in the small hamlet of Imeraval, close to the picturesque and historic town of Port Ellen, the second largest town on the island. Port Ellen is situated in a sheltered part of the island, and is one of the island's main ferry terminals. The town offers views to the Oa Peninsula and to Kilnaughton Bay and has several shops, a butcher, hotels, restaurants, pubs, accommodation, a garage, post office and an information office. A striking feature of the town is The Maltings building, which produces most of the malts for the majority of distilleries on the island. Port Ellen has direct sea frontage with a stunning, long sandy beach and turquoise waters in the bay.

### The Isle of Islay

The Isle of Islay lies off the south west coast of Scotland, just north of the Northern Irish coast and is a paradise for bird watchers and archaeologists. Also known as the 'Queen of the Hebrides' this magical island is steeped in ancient history and offers impressive scenery, striking sea views and unspoiled golden beaches warmed by the Gulf Stream. There is a traditional links golf course at Machrie.

The island is world-famous for its malt whiskies – with eight individual distilleries producing their own distinctive flavours.

One of the larger Scottish islands, Islay is self-sufficient with its own hospital, schools and a thriving local economy offering diverse shopping, restaurants and social activities. The island is served by a regular car ferry service from Kennacraig (near Tarbert, Loch Fyne). The island's increasing popularity means there are now two ferries in operation at any one time, providing four sailings per day. The ferry journey from Kennacraig to Port Ellen takes approximately 2 hours 20 minutes. The island has its own airport with twice-daily flights from Glasgow. There is also a frequent ferry service to Jura and, in the summer months, a weekly sailing to Oban and Colonsay.

### Directions

On arriving by ferry in Port Ellen, turn left onto the A846 and left again before the Maltings. Go down that road and follow it for half a mile, turn right at the T junction. The croft is approximately 300 yards along on the left hand side.

### Description

The croft site is situated in a superb location, facing south on a slightly elevated site which is level at the front and rises gently at the rear, approximately five minutes' drive from Port Ellen. There are sweeping panoramic rural views, including glimpses of the sea which gives a vista of the ferries coming and going, as well as other yachts and boats. To the rear and side are excellent open countryside views.

Probably the last plot of this size and location left on the island, the croft site amounts to 12 acres (4.86ha) and has outline planning permission in place for a residential dwelling. The site is newly fenced on one side, with the other three sides bordered by a well maintained and traditional stone wall. The land in its current state is laid to grass and perfectly suited to livestock.

As the land is classified as a croft, building grants could be available, and outbuildings are very frequently allowed and granted.

With a unique, private and peaceful location, as well as easy access to the town amenities, the croft is a tempting proposition for someone wishing for a rural lifestyle opportunity in an area of great natural beauty.

### Planning

Outline Planning Permission was granted on the 1 August 2008 (Ref: 08/00084/OUT) for the erection of a dwelling house on the site.

The dwelling is to be in keeping with the surroundings and to retain the vernacular building traditions of the area. It is to be single storey with a white wet dash render, smooth coursed cement render or natural stone exterior with a pitched slate (or good quality slate substitute) roof.

### Services

Mains electricity available for connection  
Water via a borehole  
Private drainage to septic tank

### Postcode

PA42 7AT

### Grid Reference

Landranger 60  
353 458

### Offers

Offers should be submitted in Scottish legal form to the selling agents. A closing date may be set for the receipt of offers. Interested parties should note their interest in the plots.

### Viewing

The plots can be viewed at any time. However, interested parties are requested to discuss any particular aspect of the site which is important to them prior to viewing in order to avoid a wasted journey. Interested parties should note their interest in the site to ensure they are notified of a closing date, if fixed.



**Travel Arrangements**

**Air**

Glasgow Airport  
Loganair

0870 040 0008  
+44 (0) 1496 302022

**Ferries**

Caledonian MacBrayne

[www.calmac.co.uk](http://www.calmac.co.uk)  
+44 (0) 1475 650100

**For further information visit**

Islay Tourist Information Office

+44 (0) 1496 810254  
[www.islayinfo.com](http://www.islayinfo.com)

**Entry**

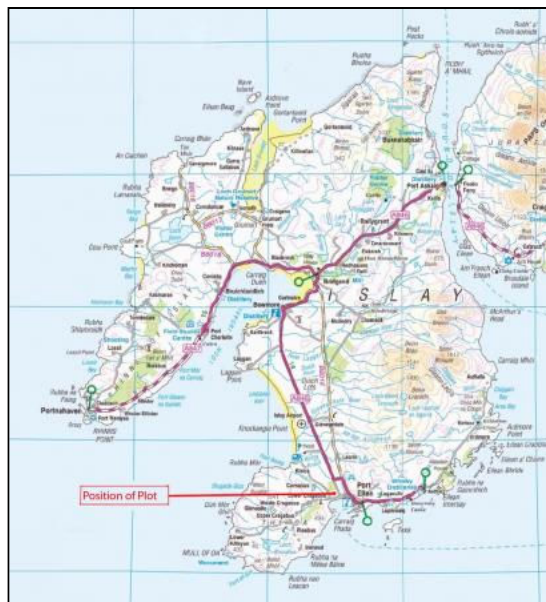
By mutual agreement

Particulars May 2011  
Photographs Various



Islay from the boat





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