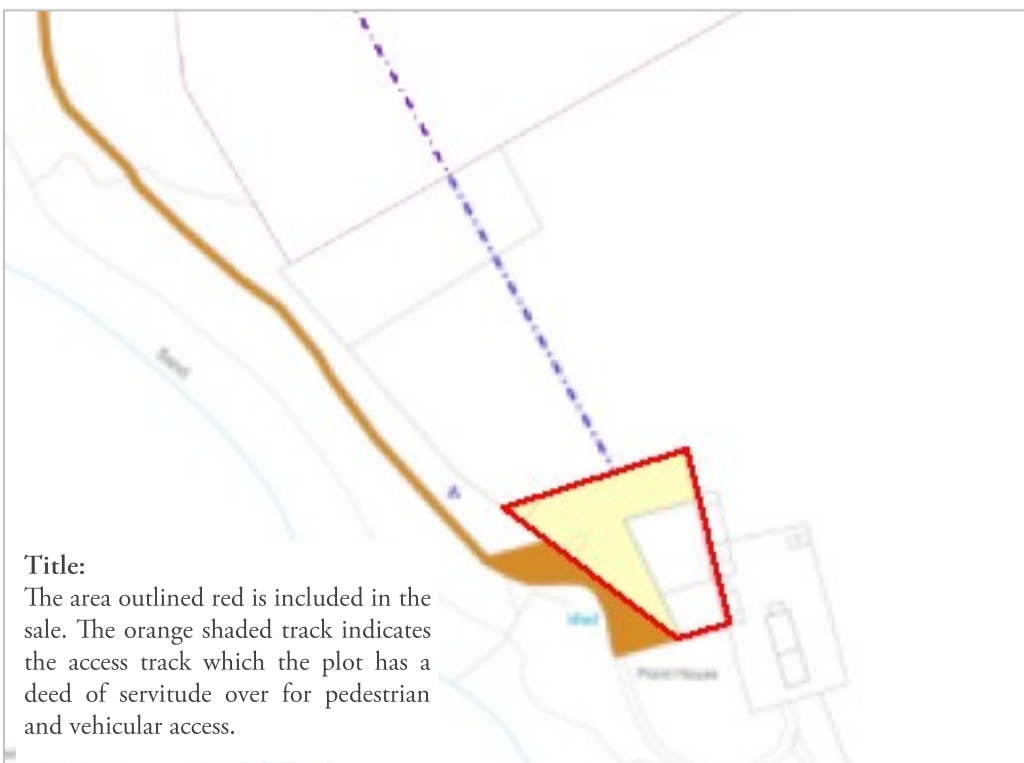




PLOT NORTH WEST OF 4 RUAIG | RUAIG | ISLE OF TIREE | PA77 6TR



Title:
The area outlined red is included in the sale. The orange shaded track indicates the access track which the plot has a deed of servitude over for pedestrian and vehicular access.

PRICE GUIDE: £130,000

The subject for sale offers an exciting and rare opportunity to purchase an idyllic building plot, located in the quiet township of Ruaig on the beautiful island of Tiree. Situated only a stone's throw from the stunning sandy Gott Bay beach, the plot enjoys direct panoramic sea views to the front with the green 'machair' land to the rear. Benefiting from Full Planning Permission for a detached dwellinghouse, garage, formation of vehicular access and installation of sewage treatment plant, the plot extends to around 0.47 acres and has the Building Warrant in place. Ideally located less than five minutes drive to Tiree Lodge Hotel with bar and restaurant, the plot is also less than a ten minute drive to the main town of Scarinish with its ferry, post office, bank, Co-op, café, coffee shop and garage making it a fantastic area for a permanent family home, holiday retreat or exciting opportunity for the buoyant self-catering market.

Ruaig is at the East end of the island and is under 10 minutes drive from the ferry terminal. The Isle of Tiree is the most westerly of the Inner Hebrides, relatively small and very flat with only three small hills and no woodland, the island is approximately 12 miles long by 3 miles wide. Known as the 'Sunshine Isle', Tiree benefits from the warm Gulf Stream and enjoys a mild climate with some of the highest levels of sunshine in the British Isles. Famed for its beautiful beaches, the island is host to the annual Tiree Wave Classic which attracts some of the worlds best surfers, and the ever-popular Tiree Music Festival, which attracts tourists in abundance. There is both primary and secondary education on the island, shops including two grocery stores and a doctors' surgery, bank, garage and veterinary surgery. The journey from Oban takes around 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

- Desirable Building Plot
- Spectacular Panoramic Countryside & Sea Views
- Charming Rural Island Location
- Full Planning Permission for a Detached Property & Garage
- Building Warrant in Place
- Main Water & Electricity already connected
- Sewage Treatment Plant to be installed by the Purchaser
- Around 0.47 Acres

MacPhee & Partners
First Floor, 26 George Street
Oban
PA34 5SB
01631 565 251
estateagency@macphee.co.uk
www.macphee.co.uk



Planning Permission

Full Planning Permission was granted on 9th December 2019 (Ref: 19/02155/PP) for the erection of a detached dwellinghouse, garage, formation of vehicular access and installation of sewage treatment plant. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website or on request with the selling agent.

Services

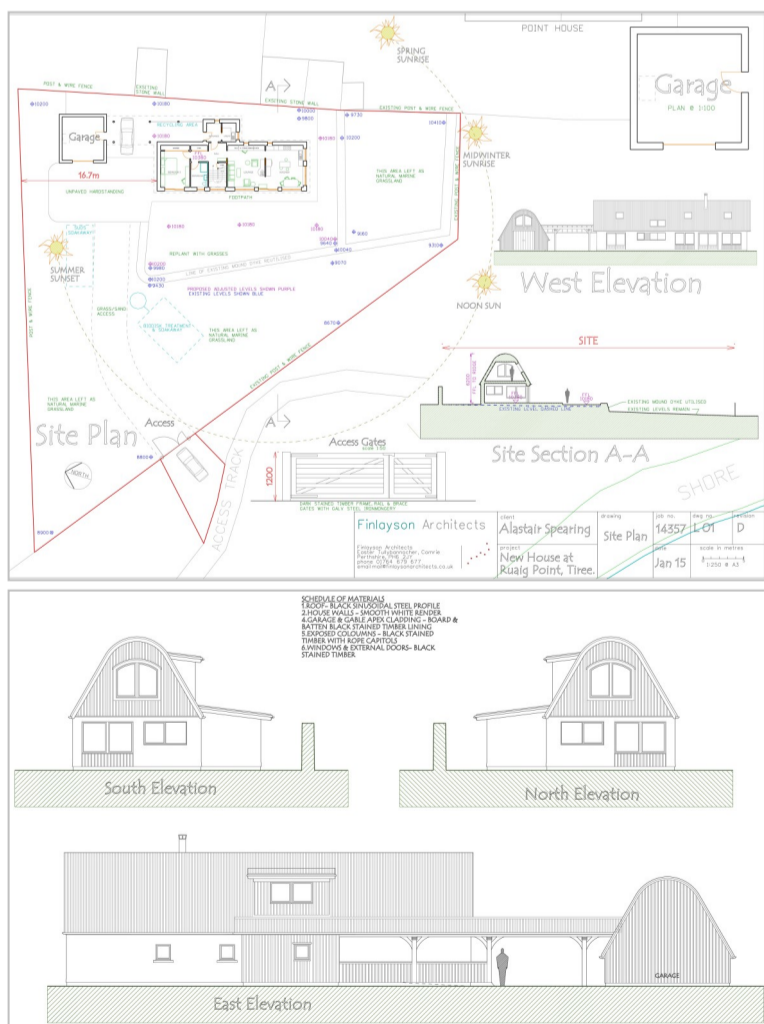
Mains water and electricity already connected. A metre box and stand pipe feature on site. Drainage will be to a sewage treatment plant to be installed by the purchasers.

Travel Directions

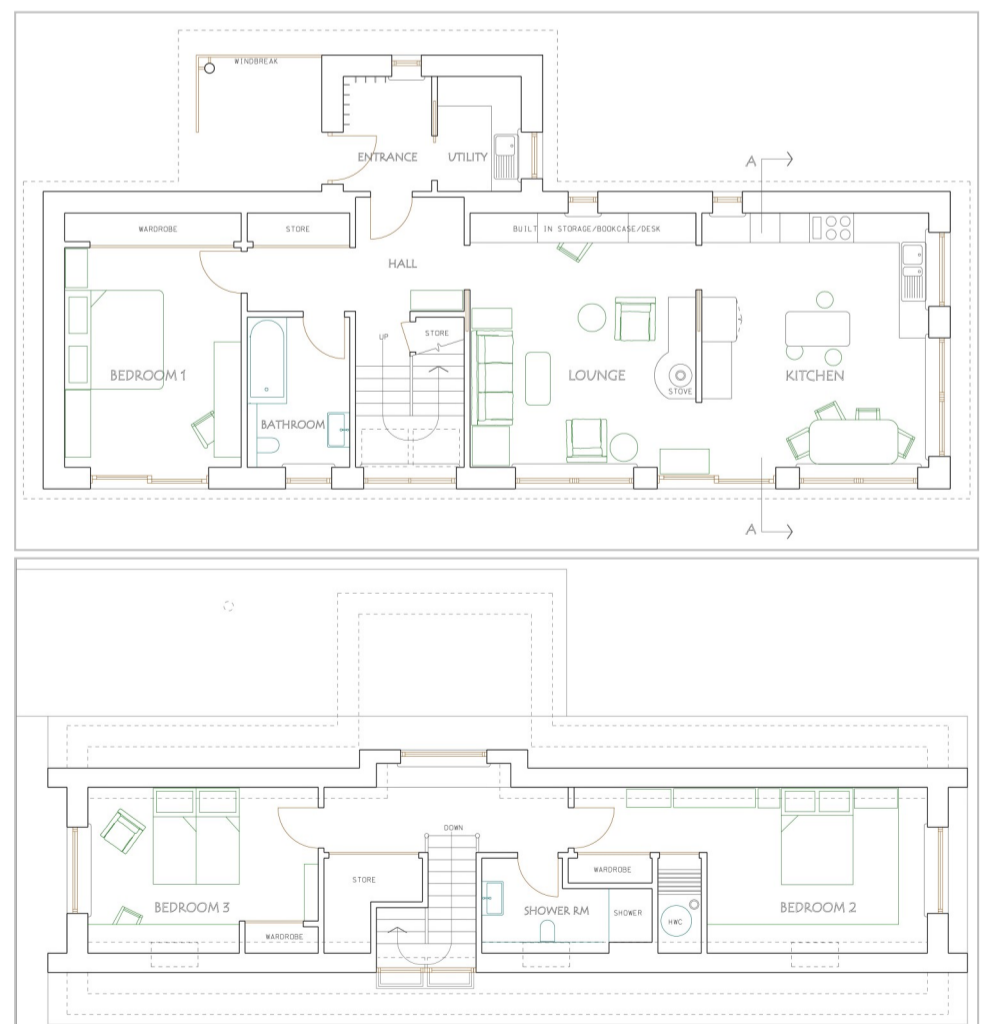
From the pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road. Continue on this road for just over half a mile, turning right at the junction where signposted Caoles (where the pink house is). Remain on this road for around 2.5 miles, turning right at the Ruaig sign, then first right. Turn left and the plot is on the left hand side before you come to Point House.



Site Plan & Elevations



Floor Plans



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3)'.

MP