



MacPhee & Partners

Plot at Croft 7, Balinoe, Isle of Tiree, PA77 6TZ



PRICE GUIDE: £130,000

- Desirable Building Plot
- Spectacular, Panoramic, Countryside & Sea Views
 - Charming Rural Island Location
- Planning Permission in Principle for a Detached Dwellinghouse
 - Septic Tank to be installed by the Purchaser
- Electricity (Connected) & Mains Water available on site
 - Around 0.25 Acres

The subject for sale offers an exciting and rare opportunity, to purchase an idyllic building plot, located on the edge of the small settlement of Balinoe, on the beautiful island of Tiree. Surrounded by countryside and enjoying direct views to Balinoe Beach and the sea, the plot extends to around 0.25 acres, and benefits from Planning Permission in Principle, for a detached dwellinghouse.

Location

The plot is situated a short walk from the stunning, sandy, Balinoe Beach. 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 hours 50 minutes by boat, with regular flights now available from Glasgow and Connel airports taking approximately one hour.

Planning Permission

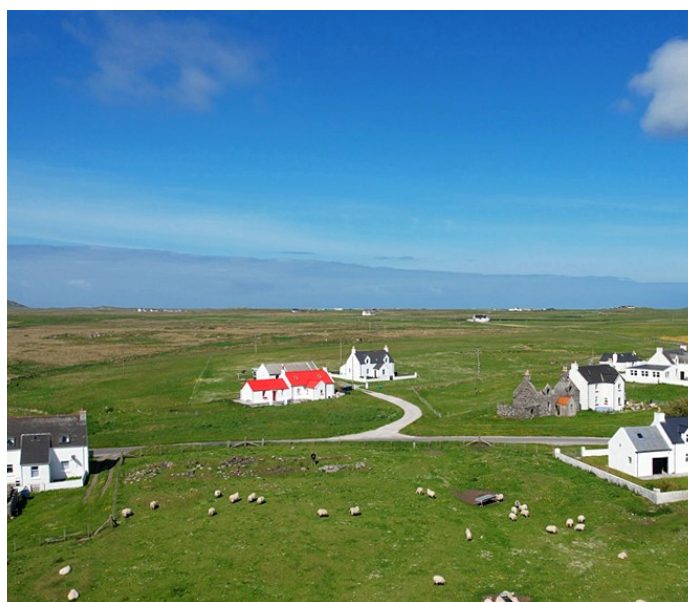
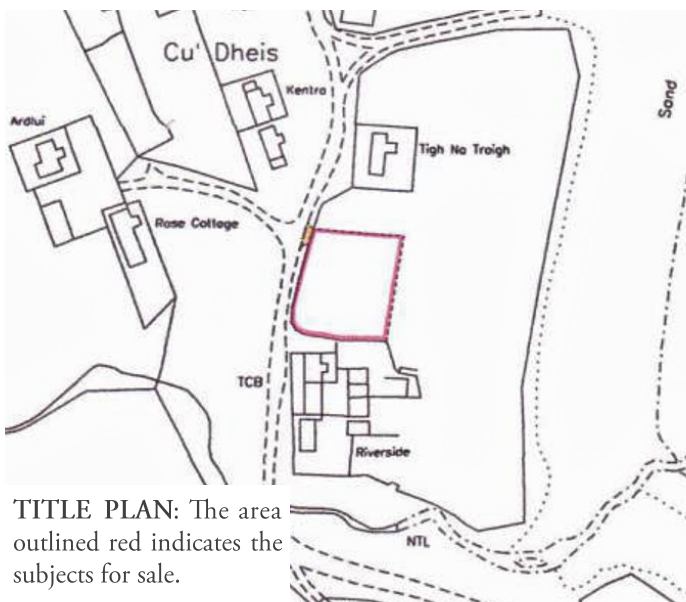
Planning Permission in Principle was granted on 21st October 2021 (Ref: 21/01355/PPP) for the erection of a detached dwellinghouse, formation of vehicular access and installation of a septic tank. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website or on request with the selling agent.

Services

Mains water is onsite however unconnected. Electricity is connected onsite. Drainage will be to a septic tank to be installed by the purchasers. The access road will also be at the cost of the new purchaser to create and maintain to the site.

Travel Directions

From the ferry terminal, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for around 4.7 miles, turning left on to the B8066 road signposted for Balemartine/Mannel/Hynish for around 1 mile, passing the junction for Balinoe 3/4 mile sign. Continue ahead, passing the track down to the beach. The Plot at Croft 7 Balinoe, lies between the two white properties, and across from Rose Cottage with the red roof.



TITLE PLAN: The area outlined red indicates the subjects for sale.



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).