



MacPhee & Partners

Plots 1, 2, 3, 4 & 5 Fountainhead, Bunessan
Isle of Mull, PA67 6DP



Views from the plots

GUIDE PRICE:

PLOTS 1 & 5 - £65,000 :: PLOTS 2, 3 & 4 - £55,000 EACH

- Five Prime Elevated Building Plots
- Spectacular Sea & Countryside Views
- Idyllic Semi-Rural Island Location
- Planning Permission in Principle for Detached Properties
 - Mains Services Available Close to Sites
- Plot 1 - 0.17 Acres :: Plots 2, 3 & 4 - 0.11 Acres Each
 - Plot 5 - 0.26 Acres

Occupying prime, elevated positions, situated above the village of Bunessan on the Ross of Mull, the subjects of sale form five building plots, each benefiting from Planning Permission in Principle, for the erection of a detached dwellinghouse, with private driveways. Enjoying a truly special, semi-rural, location with spectacular, uninterrupted sea views towards the Burg and the surrounding countryside, the plots offer an exciting opportunity to purchase land in a very desirable area. The entrance road to the plots is already in place, whilst all mains services are nearby the site. Plot 1 extends to around 0.17 acres, Plot 2, Plot 3 and Plot 4 are all around 0.11 acres each, whilst Plot 5 extends to around 0.26 acres. *Please note, subject to separate negotiation, there is further land available to the front of the plots.*

Bunessan is the largest village on the Ross of Mull and lies approximately 29 miles south of Craignure. Facilities include a well-stocked grocer's shop (including Post Office services), gift shop, hotel, primary school, church, doctor's surgery and police station. Mull itself is the most accessible of all the Inner Hebridean Islands, only a two hour drive north-west of Glasgow and a 45 minute sailing from Oban with regular daily sailings also from Fishnish to Lochaline and Tobermory to Kilchoan. A popular tourist destination, the island is wonderfully diverse, with towering sea cliffs, white sandy beaches and a large mountain range with the peak of Ben More rising to over 3,000 feet. The island is also considered to be one of best locations in Britain for wildlife spotting, with frequent sightings of dolphins, otters, eagles and red deer.

Planning Permission

Planning Permission in principle was granted on 17th November 2022 (Ref: 22/01505/PPP) for the erection of a detached dwellinghouse, on each plot. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website or on request with the selling agent.

Services

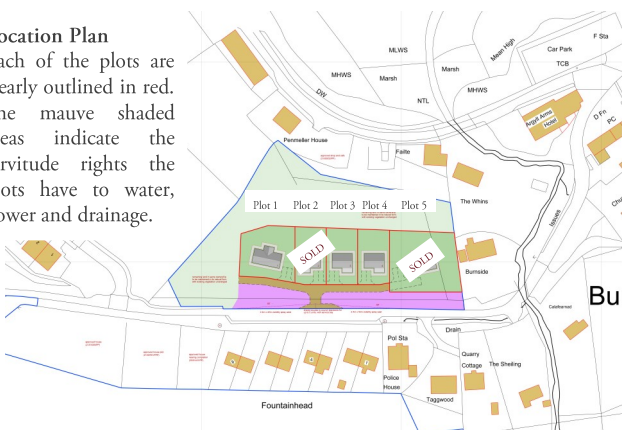
It will be the purchaser's responsibility to connect to the services. Electricity, water and drainage will be to the mains supply nearby the site.

Travel Directions

From the ferry terminal at Craignure, turn left on to the A849, heading towards Iona Ferry, and follow the road through Glen More, Pennyghael and on to Bunessan (approx 31 miles). After passing Bunessan School on the right hand side, continue on the road into Bunessan. Pass the Spar shop on the left hand side, then immediately before The Argyll Arms Hotel, turn left up on to Fountainhead. Bear right at the bend and continue ahead. The plots are located on the right hand side, well signposted, after the property Burnside. The entrance to the plots is across from Number 4 Fountainhead.

Location Plan

Each of the plots are clearly outlined in red. The mauve shaded areas indicate the servitude rights the plots have to water, power and drainage.



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 & 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 5).