



MacPhee & Partners

Plot at 22 Balephetrish, Isle of Tiree, PA77 6UY



PRICE GUIDE: £130,000

- Desirable Level Building Plot
 - Countryside & Sea Views
- Charming Rural Island Location
- Planning Permission in Principle for a Detached Dwellinghouse
 - Septic Tank to be installed by the Purchaser
- Private Water Supply & Electricity available for connection nearby
 - Around 0.23 Acres

The subject for sale offers an exciting opportunity to purchase an idyllic level building plot, located in the quiet township of Balephetrish, on the beautiful island of Tiree. Situated only a stone's throw from the stunning beach at Balephetrish Bay, the plot enjoys direct panoramic sea views. Benefiting from Planning Permission in Principle for a detached dwellinghouse, this decrefted plot extends to around 0.23 acres and has its own access.

Location

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 world's 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 doctor's 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 2nd September 2021 (Ref: 21/01158/PPP) for the erection of a detached dwellinghouse. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website or on request with the selling agent.

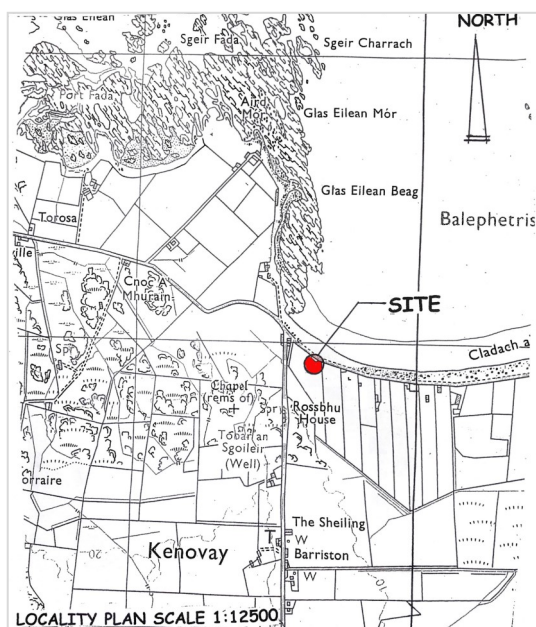
Services

Private water and electricity are available for connection nearby. Drainage will be to a septic tank to be installed by the purchaser.

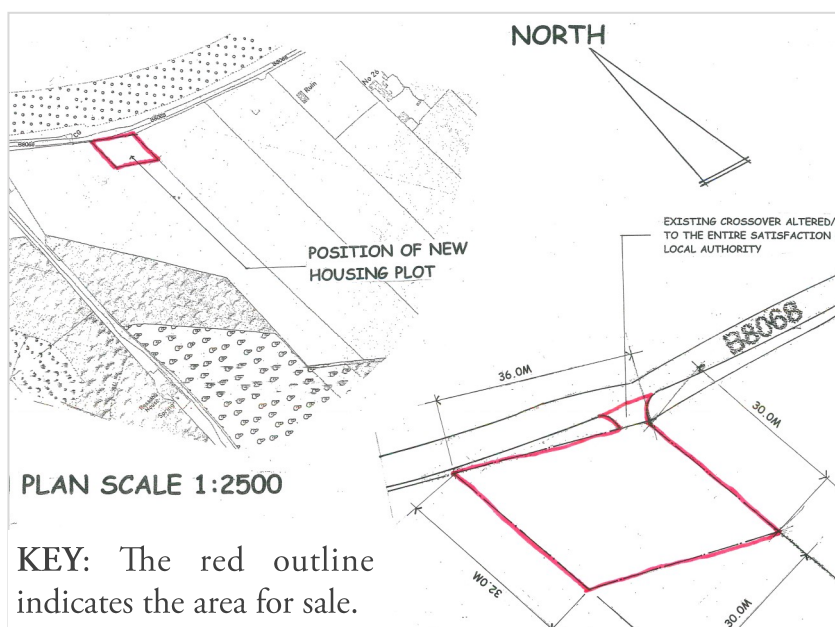
Travel Directions

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 about four miles, and the plot is located in the last field on the left, at the end of Balephetrish Bay.

Site Location



Location Plan



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 5).