



MacPhee & Part-

Plot at 5 Heanish, Isle of Tiree, PA77 6UL



PRICE GUIDE: £140,000

- Prime Building Plot
- Stunning 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

The subject for sale offers an exciting opportunity to purchase a prime building plot, located in the small settlement of Heanish, on the beautiful island of Tiree. Located directly opposite Port A Mhuillin Bay with its pebble shore, the plot enjoys direct panoramic sea and countryside views. Benefiting from Planning Permission in Principle for a detached dwellinghouse, this decrefted plot extends to around 0.24 acres, and has its own access. The sheltered bay provides a safe haven for small boats.

Location

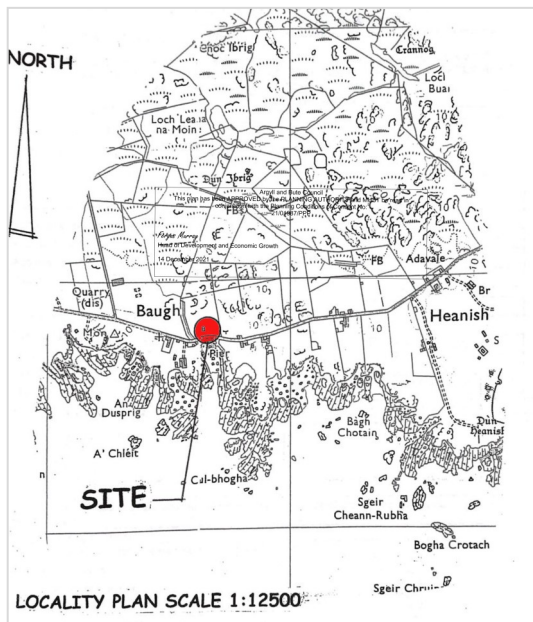
The Isle of Tiree is the most westerly of the Inner Hebrides. Relatively small and very flat with only three small hills and no woodland, the island is approximately 12 miles long by 3 miles wide. Known as the 'Sunshine Isle', Tiree benefits from the warm Gulf Stream and enjoys a mild climate with some of the highest levels of sunshine in the British Isles. Famed for it's

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.

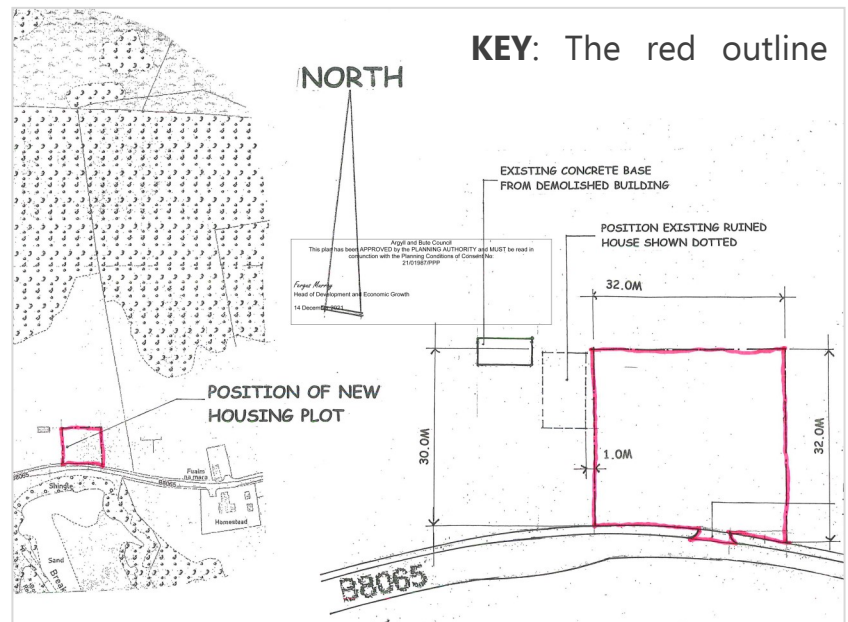
Planning Permission

Planning Permission in Principle was granted on 14th December 2021 (Ref: 21/01987/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.

Site Location



Location



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- (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