



MacPhee & Partners

Plot 1, 14 Cleadale, Isle of Eigg, PH42 4RL



REDUCED GUIDE PRICE: £110,000

- Elevated Building Plot
- Stunning Island Location with Views to Rum & the Outer Hebrides
 - Uninterrupted Ocean & Mountain Views
- Full Planning Permission for a Modern Detached Dwellinghouse
 - Detailed Plans Available for a 3 Bedroom Home (HebHomes)
 - Services Available Close to Site
 - Around 0.33 Acres

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The sale of Plot 1 at 14 Cleadale, offers a rare and exciting opportunity to purchase a prime, elevated building plot on the beautiful Isle of Eigg. Situated in the desirable township of Cleadale, a short walk from Laig Bay and the famous Singing Sands, the plot enjoys views towards the Isle of Rum and Outer Hebrides. Extending to around a third of an acre, the plot benefits from Full Planning Permission for the erection of a detached, energy efficient, architect-designed house.

Location

The plot is located in Cleadale, around 4.5 miles from the main pier. The Island of Eigg, known as the jewel in the Hebridean crown for its outstanding beauty, is one of the small Isles comprising Eigg, Muck, Rum and Canna, and is the closest to the mainland of Scotland.

The island was bought in 1997 by the Isle of Eigg Heritage Trust, a partnership between the residents of Eigg, the Highland Council, and the Scottish Wildlife Trust at the time. It has an active community and is served by both a seasonal ferry from Arisaig, and a new regular car ferry from Mallaig. Facilities have been added near the Pier and comprise a tearoom/community hall, craft shop, and well stocked general store. The island also benefits from a doctor’s surgery, nursery & primary school and council day-care centre. The island itself, with its distinctive Sgurr Ridge, is dotted with sandy beaches and is a haven for

wildlife, while the surrounding waters harbour seals, porpoises and dolphins.

Planning Permission

Full Planning Permission was renewed on 19th March 2025 (Ref. 24/04931/FUL) for the erection of a 3-bedroom house. Detailed plans and drawings for the design of the house by HebHomes architects are available. These comprise a 1.5 storey, larch-clad longhouse design, with open plan kitchen diner and large windows to take advantage of the spectacular sea views.

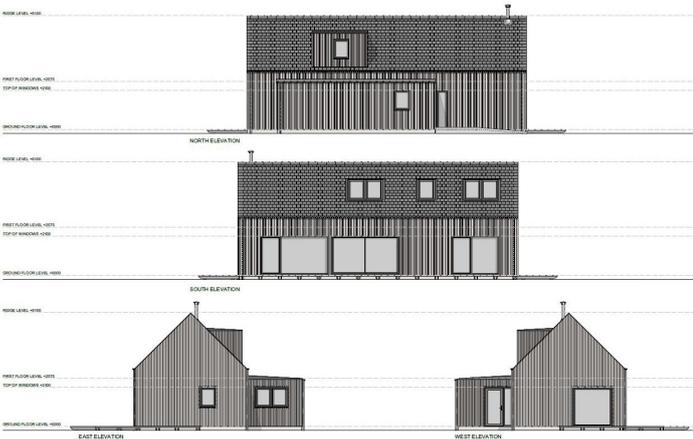
Services

It will be the purchaser’s responsibility to connect to the services. Electricity is located close by, with water being private, and drainage to a septic tank - to be installed by the successful purchasers.

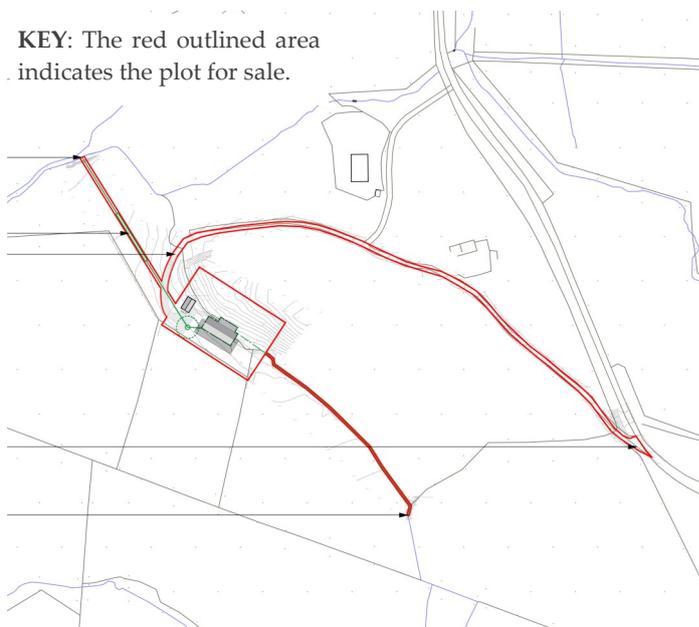
Travel Directions

Travel from the ferry terminal on the Cleadale road for 3 miles, and at the Y-junction, follow the road to the left hand side. At the next Y-junction, follow the road to the right. The property Cnoc Mhor is located on the left hand side - the plot is located from the top of the hill to the left of the property, down the slope to the fence on the far side of the stone wall.

HebHouse Design Drawings



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 6).