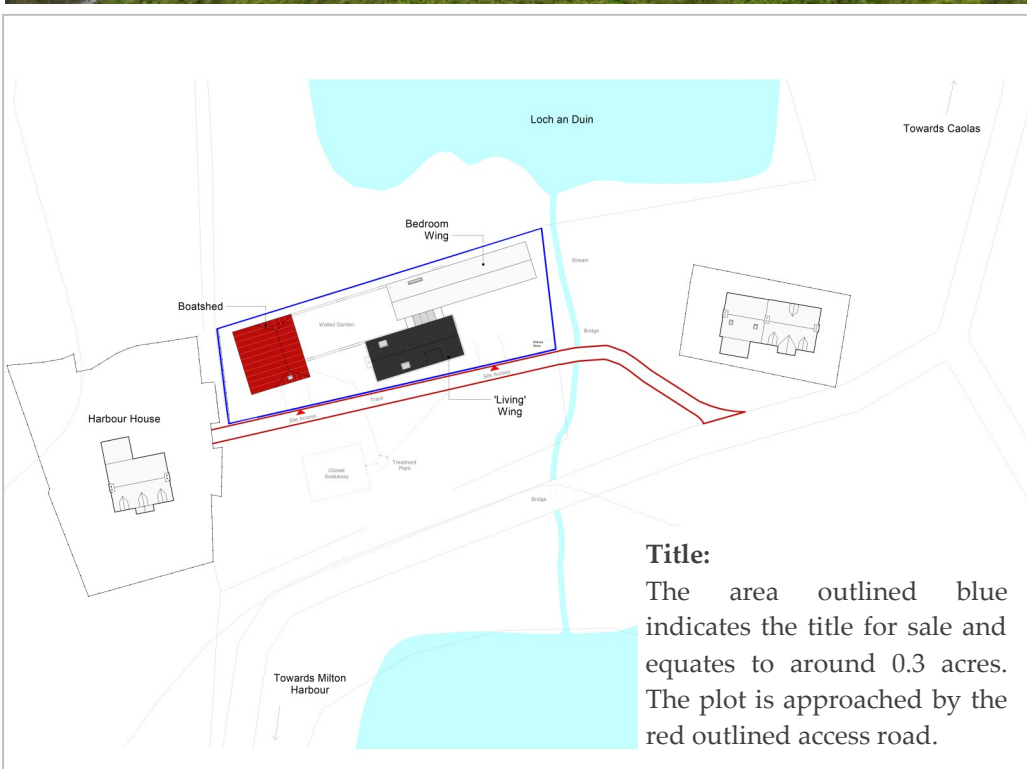




MacPhee & Partners



## PLOT EAST OF HARBOUR HOUSE | MILTON | CAOLIS | ISLE OF TIREE | PA77 6TS



### Title:

The area outlined blue indicates the title for sale and equates to around 0.3 acres. The plot is approached by the red outlined access road.

### REDUCED GUIDE PRICE: £109,000

The subject for sale offers an exciting opportunity to purchase an idyllic, level building plot, located in Caolis in the midst of spectacular scenery with panoramic sea views, sweeping over the harbour to the surrounding countryside. Situated between Milton Harbour and Loch an Duin on the north-easter edge of Tiree, with the backdrop of Dun Mor a'Choalais, the plot benefits from Full Planning Permission for a detached five bedroom dwellinghouse, boathouse with potential to create one further bedroom, and walled garden, plus installation of a septic tank and soakaway, and extends to around 0.3 acres. Full architect-designed drawings by Award Winning firm Denizen Works, who have a long history of superb projects on Tiree, are included in the sale should the purchaser wish. The Harbour Master at Milton has agreed use of a mooring, trailer launch and storage, from the natural slipway in the bay at the front of the plot. It should be noted that the ground to the front of the plot has a non-development clause meaning nothing can be built on the land, however it is to be used for access to the plot and its services.

Caolis is located around 5 minutes drive from Tiree Lodge Hotel, and around 10 minutes drive to the main town of Scarinish, which offers amenities such as the Co-op, post office, bank, hotel and ferry. 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 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

Desirable Decrofted Building Plot with Spectacular Panoramic Country & Sea Views  
Charming Rural Island Location

Full Planning Permission for a Detached Property, Boathouse & Walled Garden

Included in the Sale are Full Architect Drawings by Denizen Works

Electricity on Site & Mains Water Nearby

Sewage Treatment Plant to be installed by the Purchaser

Agreed Use of a Mooring, Trailer Launch & Storage by Milton Harbour Master

Part of the Scotland R100 Superfast Broadband Plan for 2028

Around 0.3 Acres

MacPhee & Partners, First Floor, 26 George Street, Oban, PA34 5SB, 01631 565 251  
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Planning Permission

Full Planning Permission was granted on 21st February 2024 (Ref: 23/02091/PP) for the erection of a detached dwellinghouse, boathouse and walled garden, and installation of a septic tank and soakaway. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website using the above reference, or on request with the selling agent. Should the successful purchaser wish to amend the plans, they can do so by approaching the planning department as there are separate accesses for two houses on the plot. The Boathouse also has space for a self-contained living are (for holiday letting accommodation), should the purchaser wish to investigate this further with the planning department.

Services

Electricity is already on site whilst mains water is available for connection nearby. Waste drainage will be to a sewage treatment plant (septic tank and soakaway) to be installed by the purchasers. Part of the Scotland R100 Superfast Broadband Plan for 2028.

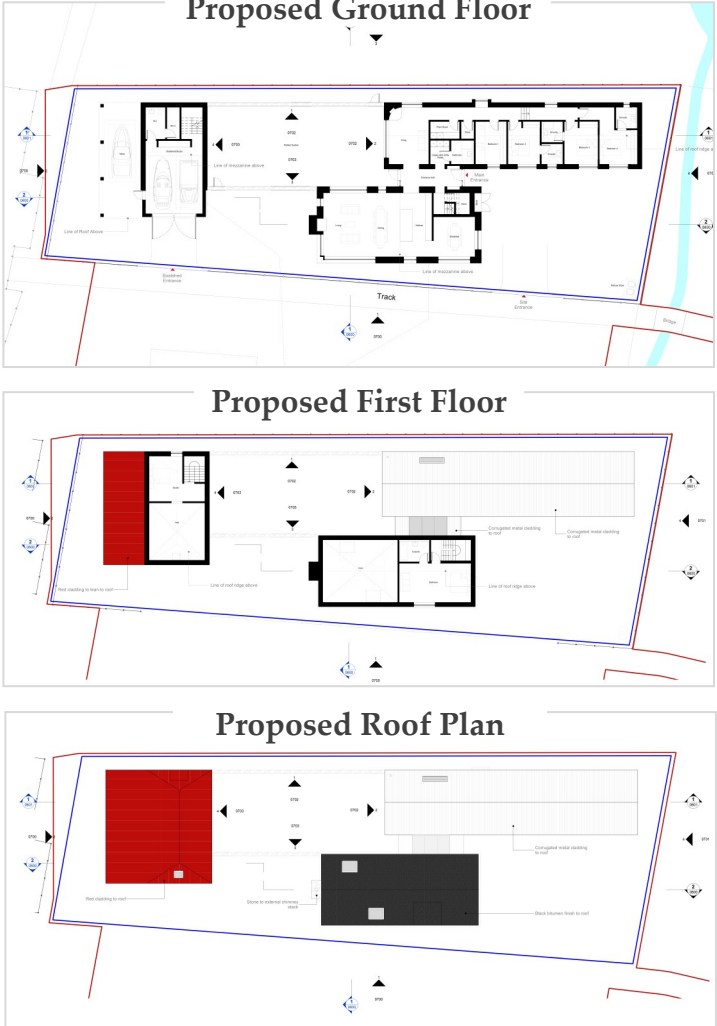
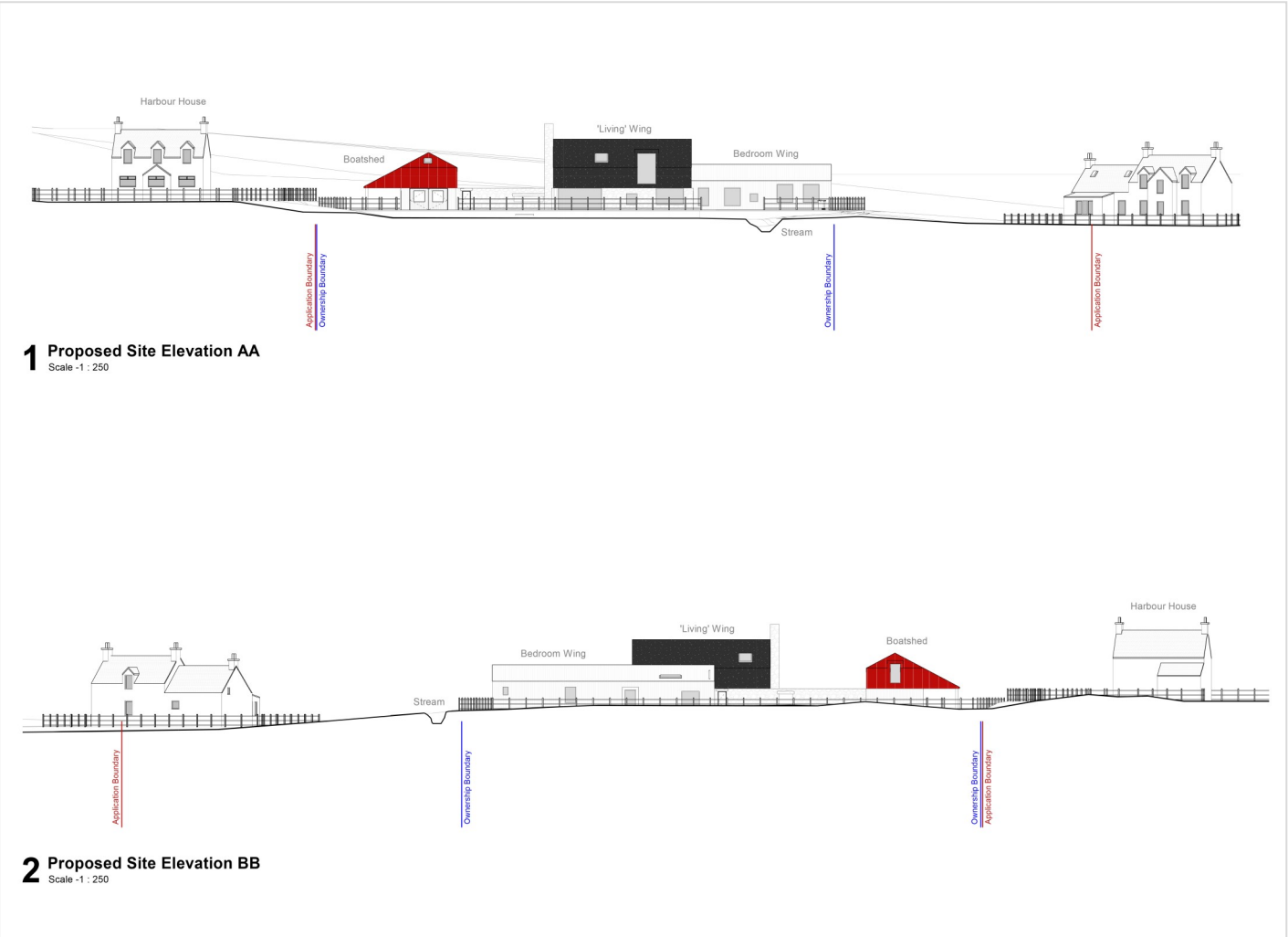
Travel Directions

From Gott pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road. Continue on this road for just over half a mile, turning right at the junction where signposted Caoles (where the pink house is). Remain on this road for 3.5 miles, past Salum and Ruaig until you arrive in Caoles. Take the first right after arriving in Caoles down to Milton and follow the road until you see the harbour, turn right and the plot is located between the first and second properties on the right.



Site Elevations

Floor Plans



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. 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 7)'.

