



MacPhee & Partners

Plot at Croft 1, Cornaigmore, Isle of Tiree, PA77 6XA



Prime Level Building Plot - 0.12 Acres  
Stunning Rural Island Location  
Breath-Taking Panoramic Sea Views  
Full Planning Permission for a Detached Dwellinghouse  
Building Warrant in Place  
Mains Water & Electricity Nearby  
Sewage Treatment Plant & Soakaway to be Installed by the Purchaser

**Offers Over: £125,000**

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The subject for sale offers an exciting and rare opportunity to purchase an idyllic level building plot, located in the desirable hamlet of Cornaigmore on the beautiful island of Tiree, only a stone's throw from the beautiful beach. Commanding stunning sea views across the 'machair', the Plot at Croft 1 Cornaigmore extends to around 0.12 acres and benefits from Full Planning Permission for the erection of a detached, single-storey, one bedroom dwellinghouse, installation of a sewage treatment plant and soakaway, and formation of vehicular access. With mains water and electricity nearby, the plot has the added advantage of a Building Warrant in place and would be ideally suited for a permanent home, a wonderful holiday retreat or an exciting opportunity for the buoyant self-catering market.

### Location

Cornaigmore, home to Tiree High School and Cornaig Beach, both a few minutes walk from the property, is located around 3 miles from Crossapol which offers a fantastic independent, licenced general store, café and an airport whilst the main town of Scarinish, with further amenities such as the Co-op, bank, post office, café, hotel and ferry, is less than 5 miles away. 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 approx. 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 also a doctor's surgery, veterinary surgery and garage on the island. The journey from Oban takes around 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

### Planning Permission

Full Planning Permission was granted on 3rd November 2022 (Ref: 22/01478/PP) for the erection of a dwellinghouse, installation of a biodisc drainage system and formation of vehicular access. Copies of this Planning Permission, and approved site plans, are available on the Argyll & Bute Council website ([www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)) or on request with the selling agent.

### Services

It will be the purchaser's responsibility to connect to the services. Mains Water & Electricity are located close by and drainage to a biodisc drainage system and soakaway - to be installed by the successful purchasers.

### 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 around 5.5 miles, passing through Balephitrish to Cornaig, then turning right at the crossroads. Follow this road, crossing over the cattle grid then follow the track to the gate. Proceed through the gate, pass the black roof house, and the plot is located on the left hand side.



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).