



MacPhee & Partners

Plot South of Machair House at Scarinish, Isle of Tiree, PA77 6UH



OFFERS OVER: £90,000

- Desirable Building Plot
- Countryside & Partial Sea Views
- Charming Rural Island Location
- Full Planning Permission (Amendment) for Dwellinghouse & Workshop
- Septic Tank & Sewage Treatment Plant to be installed by the Purchaser
 - Mains Water & Electricity available for connection nearby
 - Around 0.2 Acres

The subject for sale, offers an excellent opportunity to purchase a desirable building plot at Scarinish, located on the beautiful island of Tiree. Surrounded by countryside and enjoying partial sea views, the plot extends to around 0.2 acres and benefits from Full Planning Permission for an architect designed property and workshop.

Location

Scarinish is the main township on Tiree, located on the south coast of the island between Hynish Bay and Gott Bay. The ferry terminal is situated here and the airport is only 4 miles distant at Crossapol. Scarinish offers amenities such as the Co-op, bank, post office and hotel. 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 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking around one hour.

Planning Permission

Full Planning Permission (Amendment) was granted on 22nd Jan 2024 (Ref: 23/02338/PP) for the erection of a dwellinghouse and workshop, installation of septic tank and formation of vehicular access. Copies of this Planning Permission and approved plans are available on the Argyll & Bute Council website or on request with the selling agent.

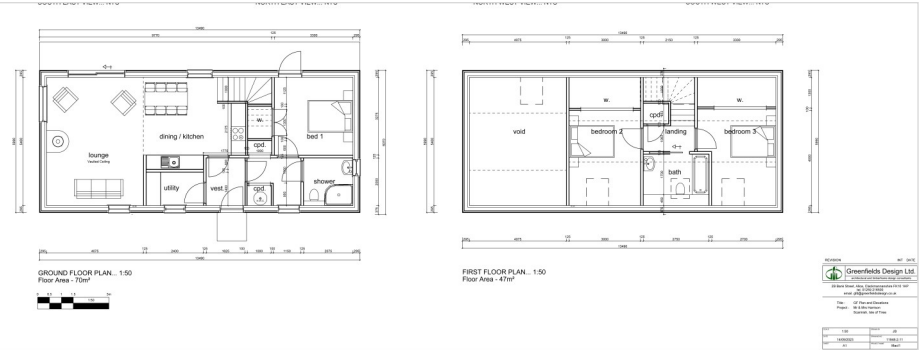
Services

Mains water and electricity are available for connection nearby. Drainage will be to a septic tank and sewage treatment plant to be installed by the purchasers.

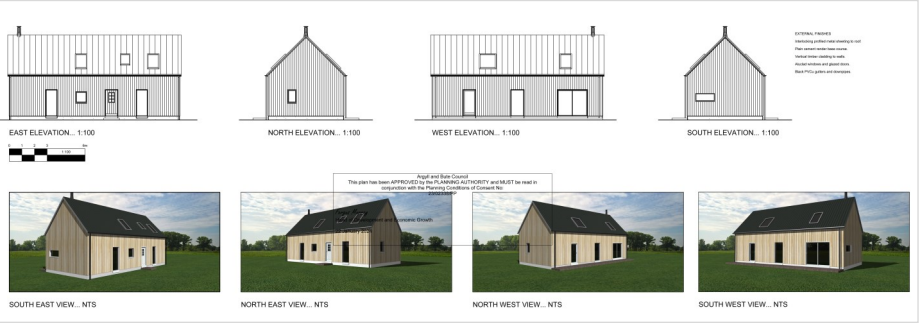
Travel Directions

From the pier, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for around half a mile, crossing the cattle grid and pass the Co-op and Tiree Historical Centre on the right hand side. The entrance track to the plot is located on the right hand side after the first house.

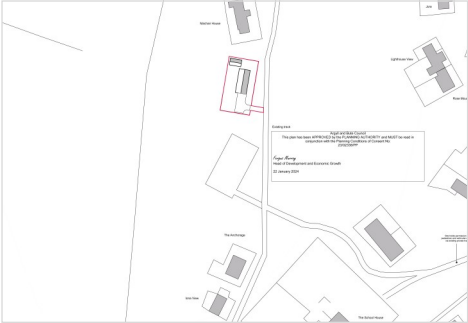
Floor Plan



Architect’s Impressions



Title 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).

