



MacPhee & Partners

Plot B, West of Uisken Croft, Uisken
Isle of Mull, PA67 6DS



GUIDE PRICE: £85,000

- Prime, Elevated Building Plot
- Spectacular Countryside & Sea Views
- Idyllic Island Location close to the Beach
- Full Planning Permission for a Detached Dwellinghouse
- Mains Water, Electricity & BT Services located close by
- Drainage to a Private Septic Tank to be installed by the purchaser
- Around 0.4 Acres

Enjoying a prime, rural island location, with stunning views towards the sea and surrounding countryside, the sale offers an exciting opportunity to purchase a most generous building plot. Located in the coastal area of Uisken on the beautiful Isle of Mull, and a short walk to stunning Uisken Beach, the plot forms an attractive, broadly level site, benefiting from Full Planning Permission for the erection of a dwellinghouse, and extending to around 0.4 acres. In conjunction with Argyll & Bute Planning Department and Historic Environment Scotland, a carefully designed, sympathetic property has been approved, which comprises a low lying, single storey, timber clad dwellinghouse with turfed roof structure.

Uisken is a small coastal settlement centered around a sheltered natural harbour located some 3 miles south of Bunessan, which is the largest village on the Ross of Mull. Bunessan offers all the usual village amenities including a Spar shop with Post Office, doctor's surgery, gift shop, police station, primary school, and a popular hotel serving bar meals. Lying some 5 miles west of Bunessan is the village of Fionnphort from where regular 10-minute ferry crossings depart to the neighbouring Island of Iona, famed the world over for its Abbey. Also available from Fionnphort are sightseeing and wildlife trips to Fingal's Cave on Staffa and the Treshnish Isles. Tobermory, the capital of the Isle of Mull, is located 42 miles away at the northern end of the island.

Planning Permission

Full Planning Permission was granted on 4th June 2024 (Ref: 24/00576/PP) for the erection of a detached dwellinghouse. Copies of this Planning Permission and approved plans are available on Argyll & Bute Council Planning website or on request with the selling agent.

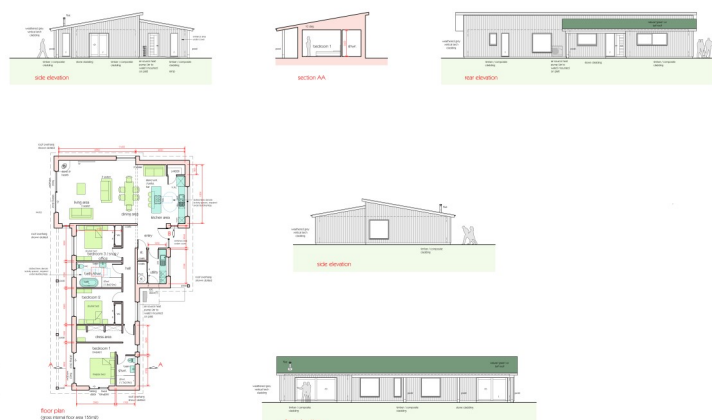
Services

Mains water, electricity and BT Services are all located close by the plot, whilst sewage drainage will be to a private septic tank to be installed by the successful purchaser, plus two soakaways.

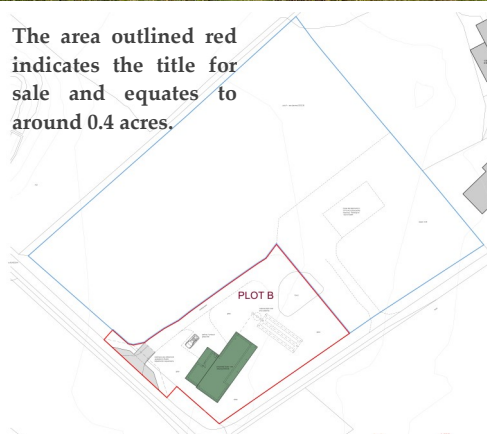
Travel Directions

From the ferry terminal at Craignure, turn left on to the A849, heading towards Iona Ferry, and follow the road through Glen More, Pennyghael and on to Bunessan (approx 31 miles). After passing Bunessan School on the right hand side, continue on the road into Bunessan. Pass the Spar shop on the left hand side, then immediately before The Argyll Arms Hotel, turn left up on to Fountainhead. Bear right at the bend and continue ahead for around half a mile, turning left at the sign for Uisken (and Hotel). Proceed along this road for 2 miles, and the plot is located on the left hand side at the track signposted Uisken Croft, directly after the fort remains at the top of the hill.

 **what3words** **hurray.quail.computer**



The area outlined red indicates the title for sale and equates to around 0.4 acres.



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 & 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).