



MacPhee & Partners

MacPhee & Partners
First Floor, 26 George Street
Oban
Argyll
PA34 5SB

Tel: 01631 565251
Fax: 01631 565434
www.macphee.co.uk
property@macphee.co.uk



- Prime Building Plot with Planning Permission in Principle
- Island Location, Adjacent To Golf Course
- Rural Countryside Views
- Extending to Approximately 1/4 Acre
- Services Available for Connection Close by

**Plot at Erray Road,
Tobermory,
Isle of Mull**

**GUIDE PRICE:
£55,000**

Peacefully situated in upper Tobermory on the Isle of Mull, this prime level building plot extends to approximately a quarter of an acre and has a pleasant outlook across the surrounding countryside whilst benefiting from easy access to the town's facilities and amenities. The plot is adjacent to the Tobermory Golf Club, with its challenging 9-hole golf course offering superb views across the north end of the Sound of Mull. The plot benefits from planning permission in principle for a single or one and a half storey house.

Tobermory was built as a fishing port in the late 18th century and is now the main centre on the island. This picture-postcard town has brightly painted buildings along the main street to the pier with high wooded hills surrounding the bay. The town has a good variety of shops, hotels, and other accommodation and is the administrative centre for the island. The harbour is always busy with fishing boats, yachts and the ferry to and from Kilchoan during the summer months. The Island of Mull is the most accessible of all the Inner Hebridean Islands, only a two hour drive North-West of Glasgow and a 45 minute sailing from Oban, which makes it a very popular tourist destination. Mull is wonderfully diverse, with towering sea cliffs, powder white sandy beaches and a large mountain range with the peak of Ben More rising to over 3,000 feet.

Planning Permission

Planning Permission In Principle was renewed in December 2013 under planning reference number: 13/02125/PPP. Copies of the Permission are available for inspection at the offices of the selling agents.

Services

Mains water and electricity available for connection nearby. Drainage will be to septic tank.

Viewing

Interested parties should contact the selling agents to arrange a viewing, obtain further details or to note interest.

Directions

On arrival in Tobermory, bear left at the roundabout and then take the immediate right. Proceed onto Breadalbane Street and continue, taking the last left hand turn up the hill. Bear right at the top of the hill onto Erray Road and follow this road along towards the golf course on the right hand side. The plot is on the left hand side of the road.



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.