



**LAND SOUTH OF ARD NA MARA
PORT CHARLOTTE, ISLE OF ISLAY, PA48 7UD**

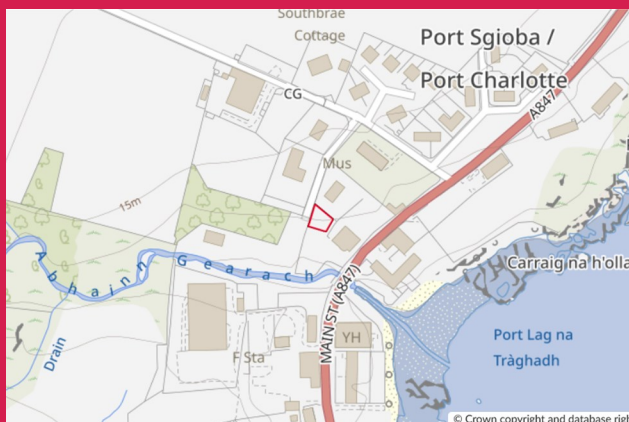
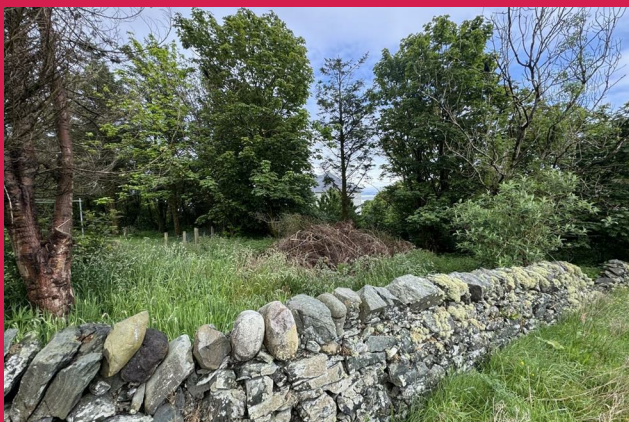
OFFERS IN THE REGION OF £15,000

Stewart Balfour and Sutherland present to the market a small wooded section on ground which is located in one of the most sought after villages on the Whisky Island. With a little imagination there could be a range of opportunities for its use, either as a natural woodland or possibly an area to camp on or place a pod subject to all permissions being sought and gained.

Stewart Balfour & Sutherland
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LAND SOUTH OF ARD NA MARA PORT CHARLOTTE

- Buy your own slice of Islay at an affordable price
- Small wooded area possibly suitable for development subject to planning
- A stones through from beautiful sandy beaches and Port Charlotte Hotel



Stewart Balfour & Sutherland are delighted to bring to the market this small and unusual parcel of woodland, pleasantly situated within the highly sought-after coastal village of Port Charlotte on the beautiful Isle of Islay.

The land occupies an attractive setting just off the main road through Port Charlotte, close to the former church which is now home to the Museum of Islay Life. Predominantly natural woodland, the site offers an interesting opportunity for a purchaser looking to acquire their own small piece of Islay.

Given the size of the plot, the land may be considered to be unsuitable for conventional residential development. Purchasers may, therefore, also want to investigate the potential for alternative uses, such as the siting of a small camping or glamping pod, recreational use, or simply retaining the land as an attractive natural woodland retreat. Any such use or development would be entirely subject to obtaining all necessary planning permissions and other relevant consents, and prospective purchasers should make their own enquiries with the appropriate authorities.

The location is particularly appealing, with Port Charlotte's picturesque coastline, sandy beach and attractive waterfront all within easy reach. The village offers useful local amenities, including a shop and post office, while the popular Port Charlotte Hotel provides a bar and restaurant. The Museum of Islay Life is also nearby.

For a wider range of everyday shops, services and amenities, Bowmore, Islay's principal village, is approximately 10–11 miles away by road.

This is a rare opportunity to acquire an affordable and manageable parcel of land in one of Islay's most desirable coastal villages, with potential for a variety of recreational or amenity uses, subject always to the necessary consents.

