MacPhee & Partners

Plots 1, 2 & 3 near Heather View, Dun Farm, Isle of Coll, PA78 6TB



PLOT 1 - around 1.2 Acres - Guide Price £110,000
PLOT 2 - around 1.5 Acres - Guide Price £105,000
PLOT 3 - around 1.6 Acres - Guide Price £120,000

- Three Generous Prime Building Plots
- Spectacular Countryside Views
- Idyllic, Rural Island Location
- Planning Permission in Principle for a Detached Dwellinghouse on each Plot
- Mains Electricity to be Connected
- Private Water Supply to be utilised via either Boreholes or from a Watercourse
- Drainage to a Septic Tank & Subsequent Adjacent Watercourse to be Installed
- Private Access Driveways to be Created by the Purchasers

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An exciting opportunity has arisen to acquire three generous, individual building plots, occupying an attractive rural position on the picturesque Isle of Coll. Each plot enjoys open views across the surrounding countryside, offering a wonderful opportunity to create a bespoke island home within a peaceful and scenic setting. The plots are set amidst the island's distinctive natural landscape, characterised by gently undulating grassland, scattered rocky outcrops and rolling hills in the distance. Their generous proportions and attractive surroundings provide an appealing setting for a new home, with the opportunity to enjoy the tranquillity and slower pace of island life. All three plots benefit from Planning Permission in Principle for the erection of a dwellinghouse, with services for connection available nearby or on-site.

The Isle of Coll forms part of the Inner Hebrides and extends to approximately 13 miles in length and 3 miles at its widest point. Renowned for its unspoilt white sandy beaches, crystal-clear turquoise waters and outstanding natural beauty, the island boasts a wealth of historic sites, rare wildlife and diverse flora. Coll remains a highly desirable destination for those seeking a peaceful island setting, with its spectacular coastal scenery and strong sense of community. The island has benefited from investment in local facilities and infrastructure, supporting its vibrant and welcoming community. The picturesque village of Arinagour serves as Coll's principal settlement and main centre for amenities, with the island's ferry terminal providing connections to the mainland and neighbouring islands. Arinagour offers a good range of essential services and facilities, including Coll Medical Practice, local shops, a post office, petrol station, hotel, restaurant and café. The village is also home to An Cridhe Community Centre, a popular venue for community activities, events and gatherings, together with Arinagour Primary School. Additional facilities and services across the island include Cliad Recycling Centre, the University of the Highlands and Islands Centre and the Isle of Coll Distillery, further contributing to the amenities available to residents and visitors alike.

Planning Permission

Planning Permission in Principle was granted on 14th September 2026 for the erection of a detached dwellinghouse on each site. Copies of this Planning Permission and approved plans are available on Argyll & Bute Council Planning website or on request with the selling agent.

Plot 1 - Ref: 26/00780/PPP and is around 1.2 acres in size.
Plot 2 - Ref: 26/00782/PPP and is around 1.5 acres in size.
Plot 3 - Ref: 26/00783/PPP and is around 1.6 acres in size.

Services

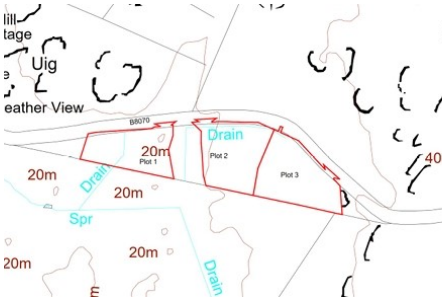
Mains electricity and telecom connections are available for connection nearby. Drainage will be to a private septic tank and soakaway, and will be the purchaser's responsibility to install and connect. Private water supply to be utilised via either boreholes or from a watercourse. The plots will be served by a newly formed private access roads, at the cost of the seller.

Travel Directions

From Coll Ferry Terminal, proceed north-west on the B8070 towards Main Street for around five miles. The three plots are located on the left hand side, before the property Heather View. what3words **rock.jousting.tables**







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).