



**PLOT BY THE OLD MANSE
THE OA, PA42 7AX**

OFFERS OVER £150,000

Secure your ideal spot on the beautiful Isle of Islay. This four-acre building plot offers planning permission and notable seclusion, all while providing expansive views. This is a rare chance to develop a new property on a highly desirable Hebridean island. DON'T MISS YOUR CHANCE TO START A NEW LIFE, CALL NOW FOR MORE DETAILS.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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This is a rare opportunity to acquire a sizeable BUILDING PLOT on the beautiful Isle of Islay. This plot of circa 4 acres has planning permission and is located in a secluded spot with expansive views over the Oa peninsular.

This sizeable BUILDING PLOT of circa 4 acres with planning permission offers ample space to build a beautiful home, Electricity is close by and water is from a borehole drilled in 2024 within the Plot and offers a plentiful supply in excess of 600 liters per hour. - Report available. Planning permission in principle can be accessed on the Argyll & Bute web site ref: 22/00776/PP.

The Plot is located on the route to the American Monument in one of the most unspoilt areas of the island. The airport is approx 7 miles away with flights to Glasgow twice daily weekdays and once a day at weekends. The closest village is Port Ellen, which provides access to the ferry terminal, harbour and marina. The village has two hotels, one restaurant, two other food outlets, a pub, two shops and other local facilities and amenities. Port Ellen is also the starting point for the "Whisky Path" to four distilleries along the south east coast.



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

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SBS Edingtons WS
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