MacPhee & Partners

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

REDUCED GUIDE PRICE: £49,000

- 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

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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

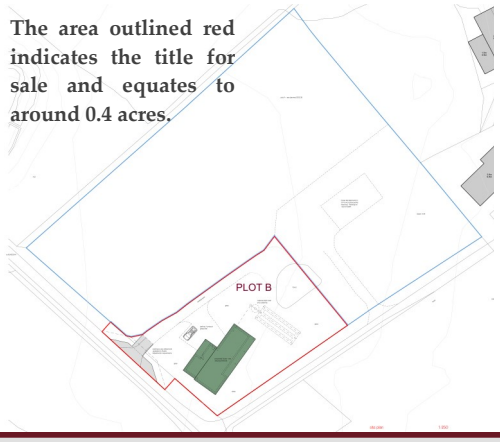
Mains water, electricity and BT Services are all located close by the plot, whilst sewage drainage will be to a private septic tank to be installed by the successful purchaser, plus two soakaways.

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.



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