

# PLOT AT GARMONY ISLE OF MULL PA65 6BA

PRICE GUIDE: £79,000



Elevated, Fully Enclosed, Building Plot  
Spacious, Developed, Level Site  
Desirable Island Location  
Stunning Countryside & Sea Views  
Close to Local Amenities  
Full Planning Permission for a Detached Property & Garage  
Services Nearby for Connection  
Developed Site Around 1/4 of an Acre

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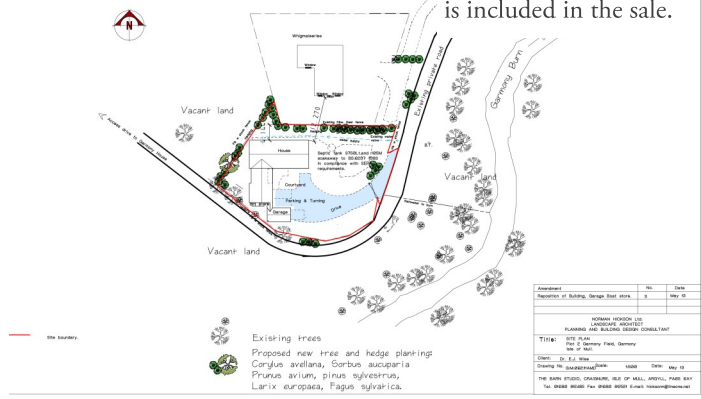
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SITE PLAN  
PLOT 2  
GARMONY FIELD DEVELOPMENT

## Site Plan

The area outlined red is included in the sale.



Situated in the desirable area of Garmony, on the beautiful island of Mull, the subjects of sale form a spacious, developed, building plot. Fully enclosed, with fencing and a large metal gate, this elevated, level, building plot, which extends to around a quarter of an acre, benefits from Full Planning Permission, for a detached dwellinghouse, with garage, plus installation of a septic tank. A gravelled driveway is already in place, together with a hard, level, building platform, for easy access, with service connections available on site.

### Location

The small settlement of Garmony, is home to the Mull Rugby Club - a popular local facility which plays host to the Mull Rugby Sevens annual tournament - and is convenient for the ferry terminal at Fishnish. The main ferry terminal is located, five miles distant, at Craignure, whilst the other local village of Salen, is seven miles distant. Both villages offer facilities and amenities, with a range of shops, cafes and businesses, as well as a primary school in Salen and a hospital in Craignure. A further range of facilities can be found in the principal town of Tobermory, some seventeen miles to the north.

The Island of Mull is the most accessible of all the Inner Hebridean Islands, located only a two hour drive, north-west of Glasgow, and a forty minute

sailing from Oban to Craignure, 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

Full Planning Permission was granted on 16 August 2013 (Planning Reference No. 13/01139/PP) for the erection of a dwellinghouse and garage, and the installation of a septic tank. **The planning permission is held in perpetuity.**

### Services

Mains electricity and water are available for connection on site. Drainage will be private and to a septic tank, to be installed by the purchaser.

### Travel Directions

Heading north from Craignure, proceed for approximately 5 miles, until reaching a road sign, on the left hand side of the road, for the Mull Rugby Club. Take the road to the left, and proceed, up to the end of it. Branch left over a cattle grid and in front of a modern house. The plot is just after the house, on the right hand side, accessed through a metal farm gate.

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 & 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 3).