



**LAND ADJACENT TO STRANDVIEW HOUSE, NERABUS
ISLE OF ISLAY, PA48 7UE**

OFFERS IN THE REGION OF £75,000

Have you ever dreamt of building your own home on the iconic Whiskey island of Islay, well now's your chance. Brought to the market at an attractive asking price and valid planning permission in place for a comfortably sized home, early enquiries are recommended.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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The introduction of this BUILDING PLOT situated in the hamlet of Nerabus, presents an opportunity to prospective purchasers to complete a house build only five minutes' drive from the popular village of Port Charlotte.

The plot is set back from the road and has an open rural outlook to the beautiful Islay coastline, the dwelling house to be erected on the plot will have a lovely setting. Planning Permission (Ref: 25/01842/PPP) dated 4TH November 2025 has been granted by Argyll and Bute Council for the erection of a single or one and a half storey dwelling house, installation of a biodisc treatment plant, air source heat pump and formation of access. Full particulars of the Planning Permission can be viewed on the Council's website. Alternatively, the Selling Agents will provide interested parties with a copy.

Access to the plot will be taken from the public leading to the plot. The plot is un-serviced and, whilst it is believed that mains water and electricity are to hand, it will be the responsibility of the purchaser to make their own enquiries in that regard. Prospective purchasers are required to satisfy themselves in relation to further planning requirements by reference to the conditions of the existing Permissions and by making their own further enquiries.

SERVICES

Connection of all services to the plot including the installation of a biodisc treatment plant to the requirements of the Scottish Environment Protection Agency will be the responsibility of the purchaser.

VIEWING

No prior viewing arrangement is necessary. Parties viewing are, however, requested to notify the Selling Agents accordingly, either before or immediately after site inspection.



- Large gently sloping house
- site • Planning permission in
- place • Planning Ref
- 24/01842/PPP • Lovely coastal
- viewsClose to the vibrant village of
- Port Charlotte

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.

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