

BALLANTYNES

SURVEYORS & ESTATE AGENTS

ON BEHALF OF



POTENTIAL RESIDENTIAL DEVELOPMENT SITE

FOUNTAINHEAD

BUNESSAN, ISLE OF MULL
PA67 6DP

EXTENDING TO ABOUT 0.13 ACRES

WITH SUPERB VIEWS OVER BUNESSAN
AND LOCH SCRIDAIN



Tel: 01738 441825

Email: perth@ballantynes.uk.com

www.ballantynes.uk.com

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General

The second largest of the Inner Hebrides, Mull is the most accessible of all the Inner Hebridean Islands, being only a two hour drive north-west of Glasgow and a 45 minute sailing from Oban with regular daily sailings also from Fishnish to Lochaline and Tobermory to Kilchoan. There is a main line train service from Glasgow to Oban, with some trains connecting with the ferry. The island is wonderfully diverse, with towering sea cliffs, white sandy beaches and a large mountain range with the peak of Ben More rising to over 3,000ft. The island is a popular tourist destination attracting a wide range of visitors including hill walkers, wildlife enthusiasts and traditional music fans, the latter attending many music festivals held over the summer months. The area is well established as a country sports destination providing a great choice of shooting and fishing, set amongst the breathtaking natural scenery that the Island offers. The island is also considered to be one of the best locations in Britain for wildlife spotting, with frequent sightings of dolphins, otters, golden eagles, sea eagles and red deer around the island. There are excellent schooling and medical facilities.

The principal town on the island is Tobermory which is a popular tourist destination and as such provides an excellent range of dining, cultural and shopping opportunities as well as standard services, including a medical centre, churches, a high school with a primary section, and good sports facilities including a scenic nine-hole golf course and tennis court.

Due to its size and diverse range of attractions, Mull has a longer tourist season than many of the other Hebridean islands, still receiving large numbers of visitors into October. The island hosts a number of music and arts festivals throughout the year, plus the Tour of Mull Rally.

Bunessan is the largest village on the Ross of Mull and has its own primary school, church, surgery and police station. There is also a general store, a gift shop and hotel. The main ferry terminal at Craignure is 29 miles to the east. The ferry to the island of Iona leaves from Fionnphort which is about 6 miles to the west via the A849 road.

Situation

This plot of land is situated at the west end of a group of four pairs of semi-detached houses and the local police house and office. The site enjoys fine views to the north over the centre of the village of Bunessan and across Loch na Lathaich towards the cliffs and mountains on the north side of Loch Scridain.

The site is reached by taking the minor public road up from the centre of the village for about 250 yards and is situated on the south (top) side of the road. This minor public road also serves a new development of 6 affordable houses on the opposite side of the road, at Ardmeanach View.

Description

This plot extends to about 0.13 acres or thereby and the boundaries are indicated in red on the sale plan. The plot has a frontage on to the public road of about 70 feet. The plot is partially fenced but is not stock proof. It is presently overgrown rough grazings. The site slopes gently down from the south to north. There are superb views to the north, east and west overlooking Bunessan.

Services

We understand that connections to mains water and mains drainage are available in the public road. There is a potential supply of mains electricity about 50 yards to the south of the plot.

Town & Country Planning

The Argyll & Bute Council Proposed Local Development Plan (LDP) February 2013 has been adopted by the Council in March 2015.

The LDP shows that the property is within the Settlement boundaries of Bunessan. As such there is a presumption in favour of residential development. A purchaser will be required to make their own planning application and enquiries of the planning department of Argyll & Bute Council.

Offers

Ballantynes will administer the sale of the property on behalf of Argyll & Bute Council and all enquiries should be made to Ballantynes in the first instance. The heritable Interest (feehold) is offered for sale with vacant possession.

Parties should register their interest in order to be kept advised of any Closing date being set. Please note that Argyll & Bute Council will consider offers that are subject to the granting of planning permission for a dwelling house.

Argyll & Bute Council reserves the right to sell the property without any reference to any other party. The Council shall not be bound to accept the highest or indeed any offer.

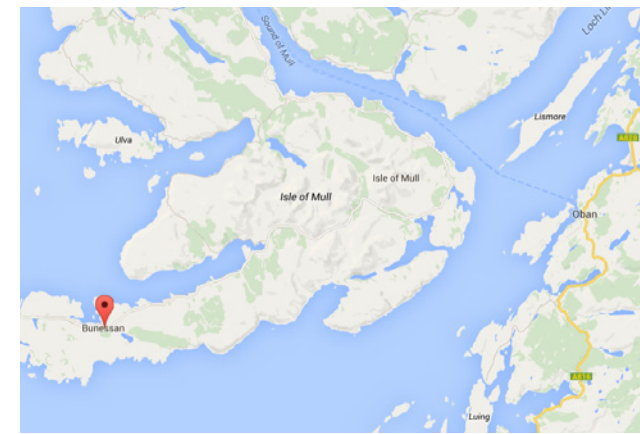
VIEWING

Viewing is available by appointment – by contacting the sole selling agents

BALLANTYNES

Surveyors & Estate Agents
28 York Place
Perth
PH2 8EH

Tel: 01738 441825
Email: perth@ballantynes.uk.com



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March 2015

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