

BALLANTYNES

SURVEYORS & ESTATE AGENTS

ON BEHALF OF



FORMER SLAUGHTERHOUSE ERRAY ROAD DEPOT

TOBERMORY, ISLE OF MULL
PA75 6PF

AN INTERESTING DEVELOPMENT
OPPORTUNITY

POSSIBLE RESIDENTIAL DEVELOPMENT SITE

EXISTING STORAGE BUILDING OF ABOUT 800 FT²

EXTENSIVE PARKING AREA

ON A SITE EXTENDING TO ABOUT 0.31 ACRES

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.

Situation

The property is situated a short distance above and to the north of the centre of Tobermory, the principal town on the Island of Mull. The main ferry terminal at Craignure is about 21 miles to the south east.

The property is accessed by way of a public road. This road also provides access to two modern detached dwelling houses which adjoin the property to the north and east. To the north west is a small area of scrub woodland and to the south and west are gardens of neighbouring residential properties.

Description

The property extends to about 0.31 acres or thereby and the boundaries are indicated in red on the attached plan. It is an irregular shaped plot of land lying in a hollow sloping from north to south and with the northern part being scrub woodland. There is a former slaughterhouse building on the site. Now used as a roads department store this is a stone built building with a pitched slate roof on timber rafters, has a part concrete and part earth floor and with timber and corrugated iron extensions on three sides.

The stone building is approximately 33' x 18' and the east lean-to is about 18' x 12'. The building has recently been used to store street cleaning equipment. There is a large area of hard standing in front of the building which is used for car parking.

Services

The property is connected to mains electricity and mains water. There are drains in the concrete floor of the building but it is not known if these are connected to mains sewerage system.

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 Tobermory. Thus the property has potential as a residential development site, subject to the granting of planning permission or the property could also be a useful site for a local contractor to store and service equipment.

Outgoings

Rateable Value as at March 2015 is assessed at £1,000.

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 (feuhold) 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 seek clean offers although offers conditional on planning permission for a change of use will be considered. Greater weighting will be given to clean offers.

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



Important Notice

Ballantynes for themselves, and for the Sellers of this property whose agent they are, give notice that:

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March 2015

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