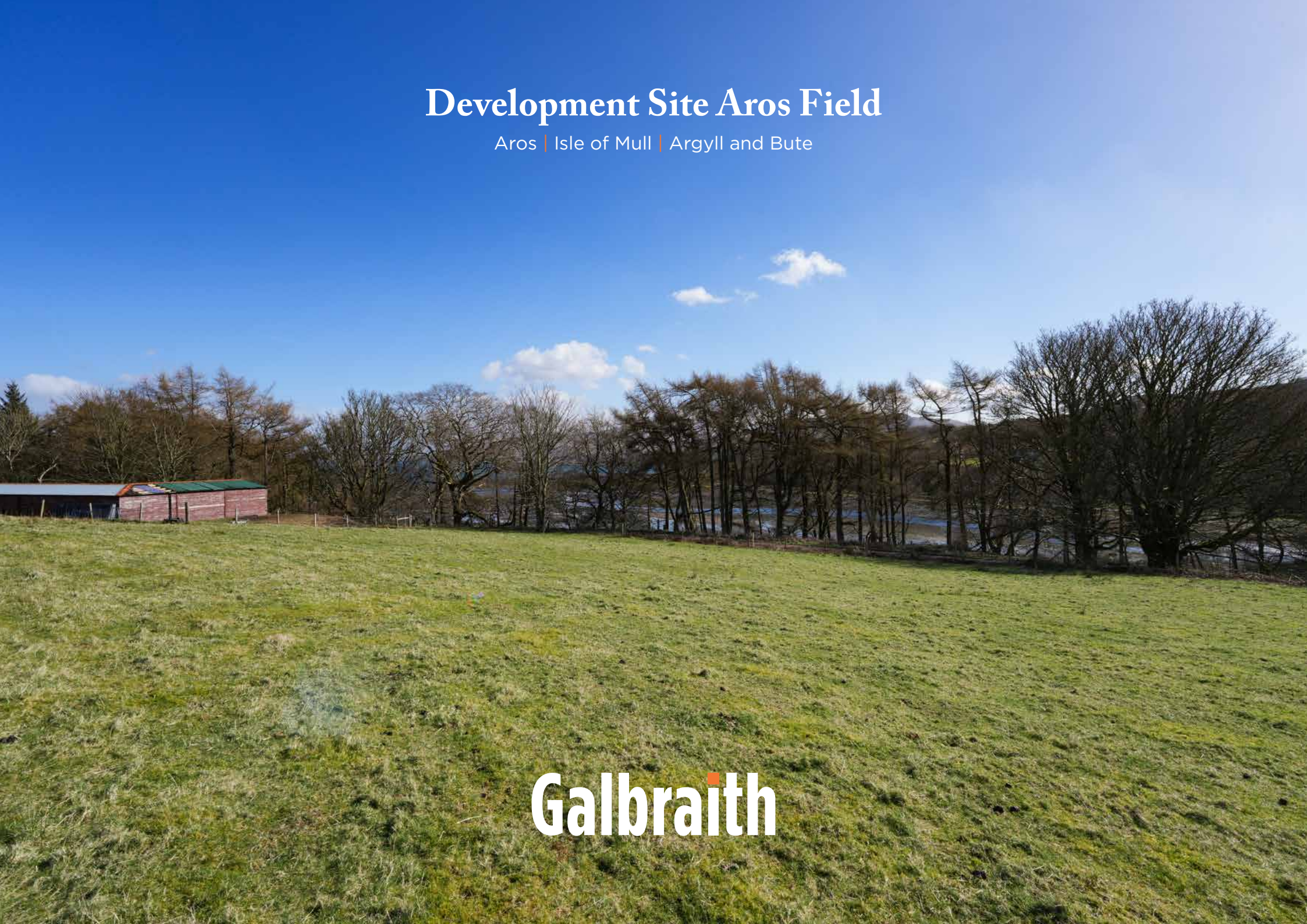


Development Site Aros Field

Aros | Isle of Mull | Argyll and Bute



Galbraith

Development site for four residential properties with sea views.



Tobermory 8 miles | Craginure 13 miles | Oban 24 miles

(All distances are approximate)

Detailed planning permission for four houses

Stunning coastal site with views over the sound of Mull

Ideally located nearby local amenities

REFERENCE NUMBER: 25/01248/PP

Galbraith

Suite C | Stirling Agricultural Centre | Stirling | FK9 4RN
T: 01786 434600 | E: stirling@galbraithgroup.com

galbraithgroup.com



Situation

This most attractive site enjoys a superb position off a quiet lane with far reaching views across the Sound of Mull to the Morvern Peninsula. The delightful village of Salen, 15 minute walk away, offers a choice of services including shops, restaurant, post office, coffee shop and primary school. The village was developed as a commercial hub in the 1830s by Lachlan MacQuarrie, known as the 'Father of Australia', when a harbour and new stone houses were built. The original part of Creag-a-Croman dates from about 1840 and was the blacksmith's cottage. Salen and the area around it enjoys an idyllic setting with coastal walks, abundant wildlife and historic sites such as Aros Castle close by. It is also conveniently situated between Craignure to the south, offering daily ferry sailings to Oban and Tobermory to the north, Mull's main town with its range of shops and restaurants, secondary school and popular attractions, including the award winning Mull Theatre and famous distillery.

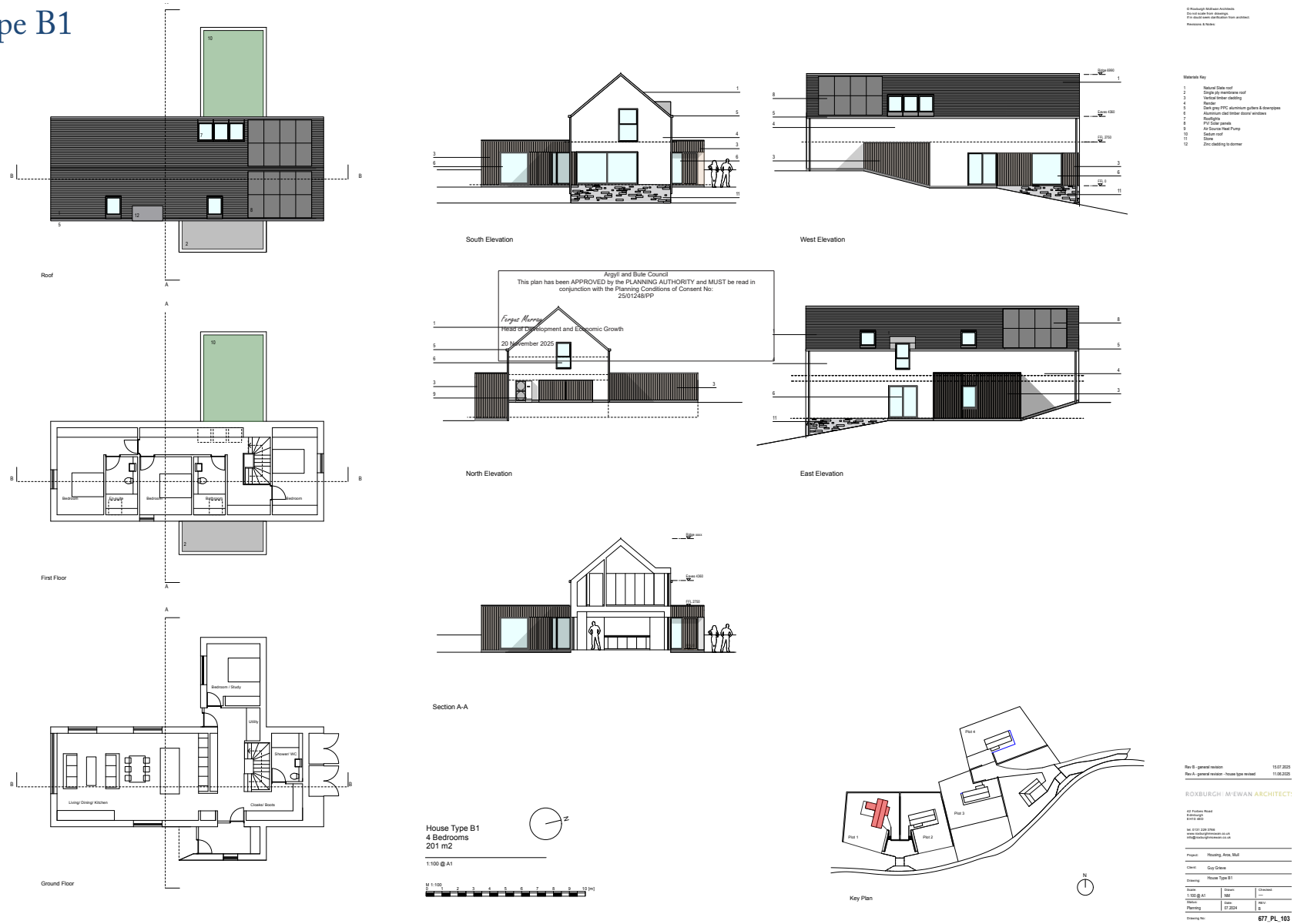
Description

The site comprises approximately 1.4 Ha (3.46 Acres) and has detailed planning permission for 4 dwellinghouses, installation of sewage treatment plants and the formation of 2 vehicular accesses.

Of note: Developers will not be tied to the designs approved in the plan submitted by the client's architect to the council. The essential point is that full 'change of use' for this field from grazing to house development has been approved. The exceptional proposal and detailed plans for the houses on the site can be made available subject to negotiation with the client's architects.



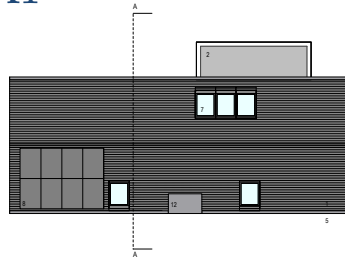
House Type B1



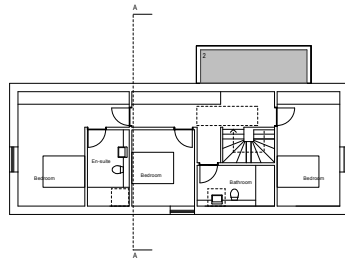
House Type B1 - 201m²

Ground floor: Vestibule, hallway, open plan living kitchen dining room, First floor: Landing, lift, three double bedrooms ground floor bedroom, lift, bathroom, and cloakroom

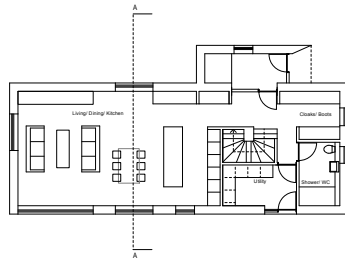
House Type A1



Roof

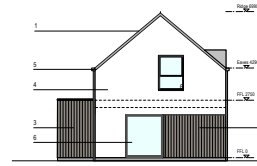


First Floor



Ground Floor

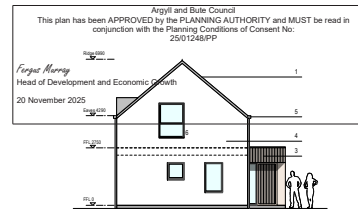
House Type A2
3 Bedrooms
175m²
1:100 @A1



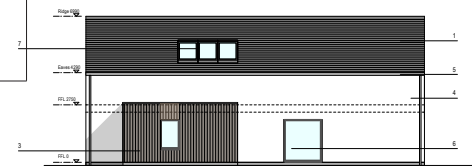
West Elevation



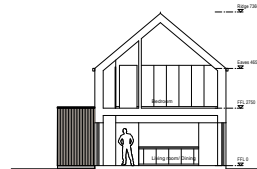
South Elevation



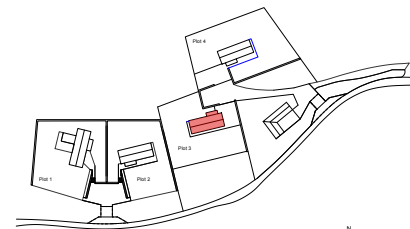
East Elevation



North Elevation



Section A-A



Key Plan

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Measurements

Materials Key

1. Naked Stone roof
2. Single pitch mansard roof
3. Vertical timber cladding
4. Hardwood
5. Dark grey PVC aluminium panels & cladding
6. Aluminium clad timber doors windows
7. Hardwood
8. PVC Solar panels
9. Air Source Heat Pump
10. Section roof
11. Stone
12. Zinc cladding to dormer

Rev D - general revision 15.07.2025
Rev C - general revision - House type revised 11.06.2025
Rev B - general revision 21.10.2024
Rev A - general revision 15.10.2024

ROXBURGH MEWAR ARCHITECTS

47 Fife Road
Dunfermline
Fife KY11 1JG
www.roxburghmewar.co.uk
info@roxburghmewar.co.uk

Project	Plotting, A101, A102
Client	Gay Green
Drawings	House Type A2
Scale	Scale
1:100 @ A1	N/A
Checked	—
Drawn	—
Planning	27.2024
Rev	D

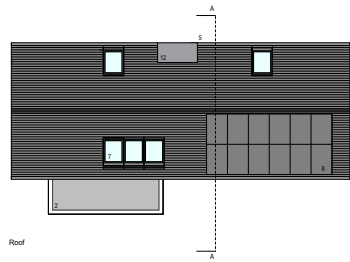
Project No: 477 01 477

House Type A1 - 175m²

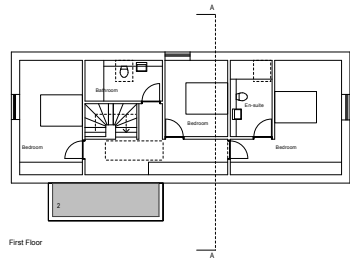
Ground floor: Vestibule, open plan living kitchen dining room, hallway, First floor: Landing, three double bedrooms, bathroom, ensuite cloakroom, utility, shower room

House Type A2

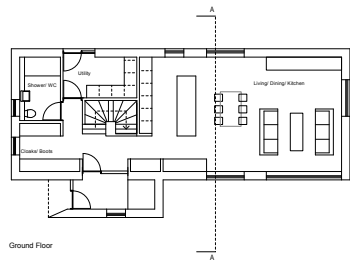
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Roof

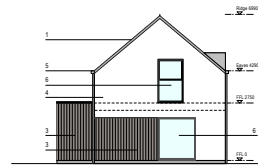


First Floor

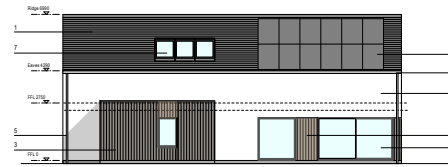


Ground Floor

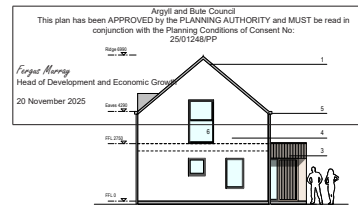
House Type A1
 3 Bedrooms
 175m²
 1:100 @ A1



East Elevation



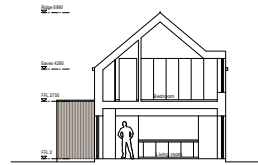
South Elevation



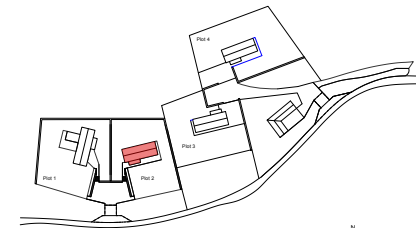
West Elevation



North Elevation



Section A-A



Key Plan

- Materials Key
- 1 Natural Stone roof
 - 2 Single ply membrane roof
 - 3 Vertical timber cladding
 - 4 Plywood
 - 5 Dark grey PVC aluminium gutters & downpipes
 - 6 Aluminium clad timber doors/windows
 - 7 Hardwood
 - 8 PVC Solar panels
 - 9 All-Season Roof Paving
 - 10 Asphalt roof
 - 11 Stone
 - 12 Door leading to domain

- Rev C - general revision - House type revised 15.07.2025
- Rev B - general revision - House type revised 11.06.2025
- Rev A - general revision 15.10.2024

ROXBURGH M'EWAN ARCHITECTS

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 Edinburgh
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 www.roxburghmewan.co.uk
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Project	Housing, A2, M2
Client	Guy Greaves
Building	House Type A1
Scale	1:100 @ A1
Author	SA/PC
Checker	SA/PC
Date	27.02.24
Project No.	677_PL_101

House Type A2 - 175m²

Ground floor: Vestibule, open plan living kitchen dining room, hallway, First floor: Landing, three double bedrooms, bathroom, ensuite cloakroom, utility, shower room

Tenure

Freehold

Services

Water and electricity nearby | Private drainage to be installed
Heating not installed | No broadband | Mobile Signal

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



Post Code: PA72 6JS

Local Authority

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





IMPORTANT NOTES 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2026.

Galbraith