



## LAND ADJACENT TO DUNOILLE

MANSEFIELD ROAD, PORT ELLEN, ISLE OF ISLAY

**A building plot with planning permission in principle**

Islay Airport 5 miles ■ Port Askaig 19 miles ■ Glasgow 119 miles

- Rare opportunity to purchase a plot within town location
- Fully serviced
- Within walking distance of amenities and primary school
- Located within Islay's main port town

Perth  
01738 451111  
[perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)

## SITUATION

The Isle of Islay is one of the major islands of the Inner Hebrides and is the southernmost island. The island, also known as Queen of the Hebrides is famous for its 9 whiskey distilleries which is the second largest industry on the island. The plot is a short walk away from 3 distilleries, Ardbeg, Lagavillin and Laphroaig. There are excellent and comprehensive facilities on the island, including a hospital, secondary school and veterinary practice. There is also a championship golf course at the 116 year old Machrie course and a leisure centre at Bowmore, the capital of Islay. There is a variety of wildlife to be enjoyed, the island is a popular destination for bird watchers with species including the Greenland white-fronted and barnacle goose. The east of the island is more rugged with mountains, the highest peak is Beinn Bheigier. With a beautiful and rugged coastline, bays and lochs, the island offers a variety for walking, fishing, outdoor pursuits and wildlife enthusiasts with over 100 species of bird on the island at any one time

The travel links to Islay include regular ferry services at the main port, Port Ellen and Port Askaig to the mainland and regular flights to Glasgow.

## DESCRIPTION

One plot is available, located near the junction of Lennox Street and the A846, opposite Port Ellen primary school and situated within walking distance of the amenities within Port Ellen. The planning reference is 19/02602/PPP. Planning permission in principle has been granted for the creation of a single family dwelling house. The indicative house type created as part of the planning application shows a detached family home with 3 bedrooms, each with an en-suite, study, open plan kitchen and dining/family area and a sitting room. This provides a wonderful opportunity to purchase a plot, within the town and to design and create a new home tailored to the owners own requirements. The plot will be sold enclosed by fencing.

## SERVICES

Water Mains (connection unable until full planning permission granted, the new owner will be responsible for the connection charge)

Electricity Mains will be connected

Drainage Mains will be connected

## SOLICITORS

Anderson Strathearn  
1 Rutland Court  
Edinburgh  
EH3 8EY  
Tel: 0131 270 7700

## LOCAL AUTHORITY

Argyll and Bute Council  
Kilmory  
Lochgilphead  
Argyll  
PA31 8RT  
Tel: 01546 605522

## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or

b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

## OFFERS

Formal offers in the acceptable Scottish form should be submitted through a Scottish Lawyer, to Galbraith, Lynedoch House, Barossa Place, Perth PH1 5EP.

## 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 as satisfied themselves in respect thereof.

## IMPORTANT NOTES

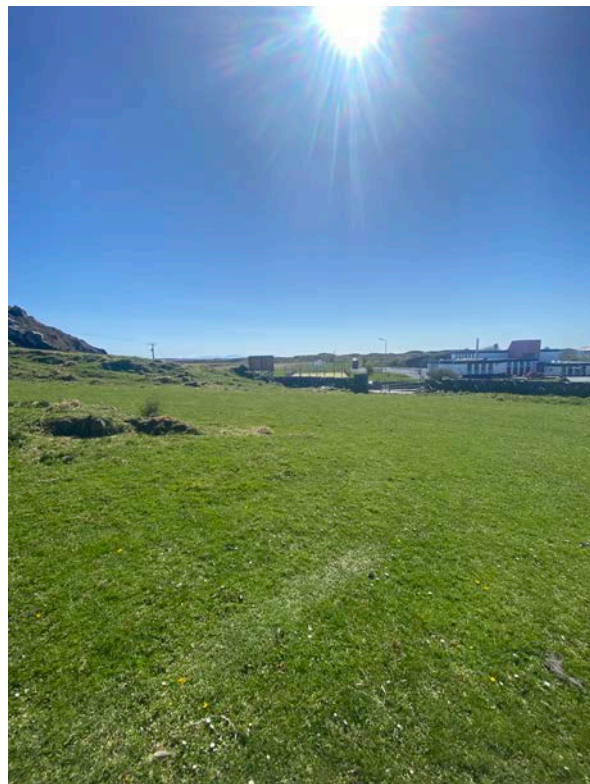
These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

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.

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.

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.



## 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 Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP, 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, together with proof of funding and Identification. 6. Third Party Rights and Servitudes 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. Photographs taken July 2020.



Galbraith