



# **SPECTACULAR DEVELOPMENT PLOT AT UISKEN BAY**

**Uisken Bay, Uisken, Isle of Mull, PA67 6DT**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

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**A RARELY AVAILABLE COASTAL DEVELOPMENT PLOT ON THE EDGE OF UISKEN BAY AFFORDING BREATH TAKING VIEWS OF THE BEAUTIFUL WHITE SANDY BEACHES AND BEYOND**

- FULL PLANNING PERMISSION IN PRINCIPLE A ONE & A HALF STOREY DWELLING
- SPECTACULAR VIEWS OF THE BEAUTIFUL WHITE SANDY BEACHES AND CRYSTAL CLEAR WATERS OF UISKEN BAY AND BEYOND
- SITE AREA APPROXIMATELY 1320.00 (sq. m)
- PLANNING PERMISSION REF': 22/01121/PP

**FOR SALE AS A WHOLE**



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

**SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

The development plot at Uisken Bay is situated in one of the most picturesque areas of Mull with spectacular views of the beautiful white sandy beaches and crystal clear waters of the Uisken Bay and beyond.

Occupying a generous plot on the edge of this beautiful bay, the subjects offer a rare opportunity to build a bespoke dwelling in an extremely sought after area. At present, the planning permission is for a one and a half storey dwelling with glass elevations, making the most of the spectacular location. Further details of the planning permission can be found via Argyll & Bute Council's planning portal using the reference: 22/01121/PP. A snapshot of the plans are included within these particulars.

Uisken is a small hamlet tucked away in the Ross of Mull 3 miles south of Bunessan which offers all the usual amenities, including doctor's surgery, primary school, post office, hotel and shops.

The Isle of Mull, which boasts over 500km of coastline along with extraordinary and diverse scenery from dramatic cliffs to towering mountains to white sandy beaches, has undoubted appeal for all. Mull is also home to a variety of rare birds including golden eagles, white-tailed sea eagles and hen harriers. The island is famous for its roaming herds of red deer, and otters may be seen dining on wild brown trout on the Sound of Mull, or sea otters playing in secluded bays. The island also hosts a number of music and arts festivals plus the annual Tour of Mull car rally. In the sea surrounding Mull there are various trips provided to local puffin and seal colonies and to Iona, as well as the island of Staffa where many tourists visit Fingal's Cave.

## SERVICES

Not currently connected but within close proximity.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers in excess of: **£120,000**

## VIEWING

Strictly by appointment with the selling agent.

**Threave Rural**

**The Rockcliffe Suite**

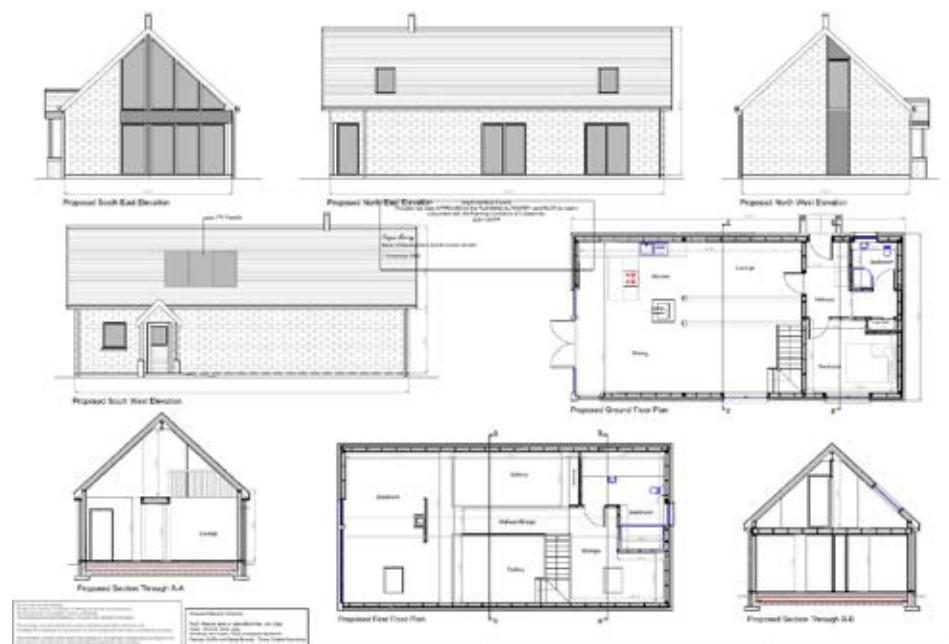
**The Old Exchange**

**Castle Douglas, DG7 1TJ**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



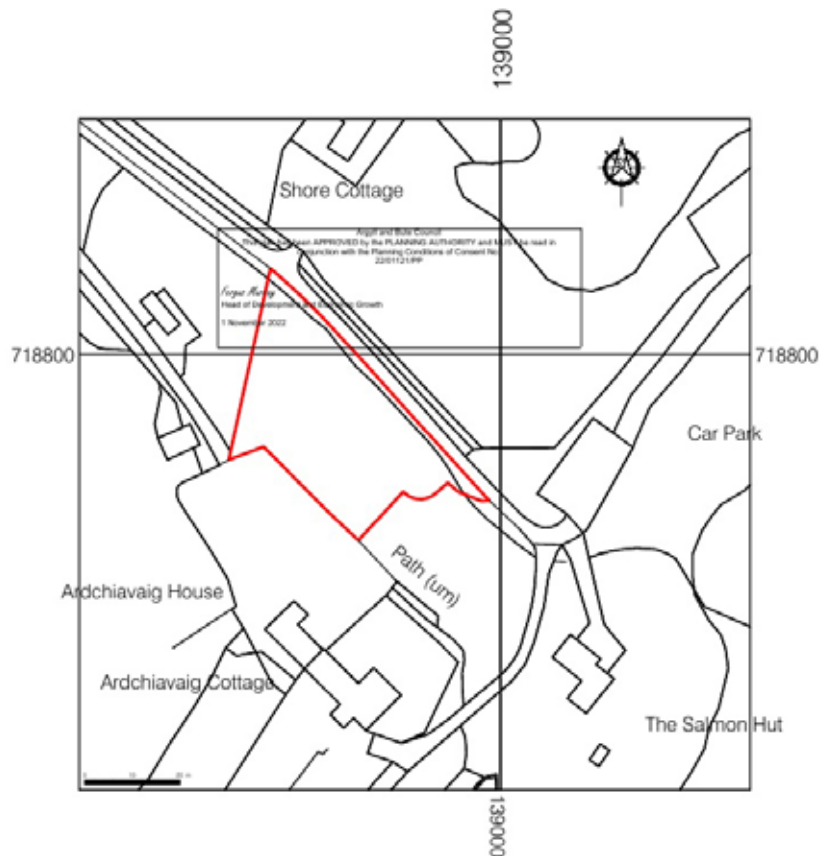
## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes, etc. whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, for a definitive list of burdens subject to which the property is sold.

## INGOING

There are no ingoing claims affecting the property.





**ENTRY & VACANT POSSESSION**

At a date to be mutually agreed.

**OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do, however, reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

**GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

**IMPORTANT NOTICE**

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

*Particulars prepared March 2023*

