

Galbraith

PLOT AT CAOL ILA

PORT ASKAIG, ISLE OF ISLAY, ARGYLL AND BUTE

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Building plot with planning in principle for a residential development with spectacular views.

Port Askaig 1 mile ■ Bownmore 10.6 miles ■ Port Ellen 18.7 miles

Acreage 0.56 acres (0.23 hectares)

Offers Over £95,000

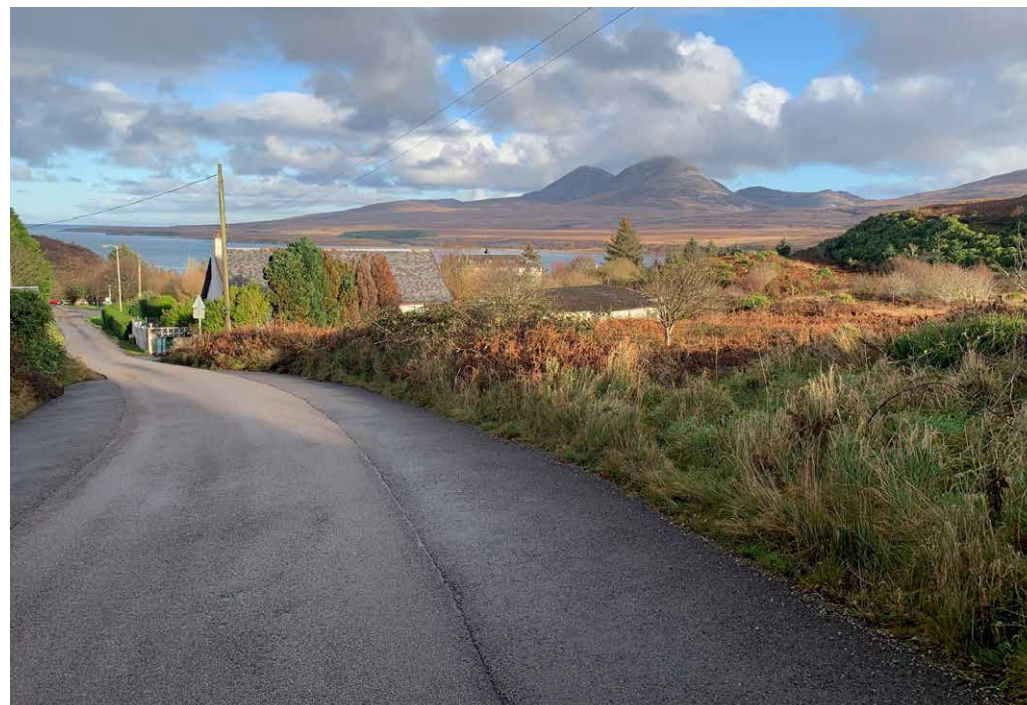
- Building plot with planning in principle for a residential development
- Popular location on the Isle of Islay
- Spectacular coastal and scenic hill ground views
- Accessible location close location to Port Askaig with regular ferry services

FOR SALE AS A WHOLE

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**



SITUATION

The Plot at Caol Ila is situated on the Isle of Islay in Argyll and Bute just to the north of Port Askaig and just south of the Caol Ila Distillery. The Isle of Islay is the southernmost island of the Inner Southern Hebrides with a rich history and resident population of around 3,500 people. The island, most famous for its several whisky distilleries, has excellent and comprehensive facilities, including a hospital, primary and secondary school, veterinary practice and a variety of pubs, restaurants and cafes servicing local produce and a leisure centre and Bowmore.

The Isle of Islay also offers excellent opportunities for outdoor enthusiasts. With 130 miles of coastline there are breath-taking beaches, an array of wildlife and plenty walking and cycling routes. With its low-lying fertile grounds and high moorland hills, there are walks for every ability. The Isle of Islay also has various nature reserves, popular scenic points historical landmarks. A championship golf course can be found at The Machrie 4 Star Hotel.

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

DESCRIPTION

Plot At Caol Ila extends to approximately 0.56 acres (0.23 hectares) and is currently down to rough gorse and scrub ground. The plot is gently sloping giving it an elevated northeastern outlook boasting phenomenal views overlooking the coast and hill ground beyond. The Plot at Caol Ila benefits from planning in principle for a residential development, the reference number is 24/02039/PPP.

METHOD OF SALE

Plot At Caol Ila is offered for sale as a whole.

LOCAL AUTHORITY

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

MINERALS

The mineral rights are included insofar as owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

BOUNDARIES

The plot is currently unfenced. It will be the responsibility of the purchaser to fence the property.

DIRECTIONS

From Port Ellen head north on the A846. At the first junction continue straight on the B8016 and continue for 9 miles before turning right to rejoin the A846. Continue for approximately 8 miles before turning left at the junction signposted for Caol Ila Distillery. The Plot at Caol Ila is 0.5 miles down this road on the right hand side.

POST CODE

PA46 7RL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///prank.splints.head

SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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

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 December 2024



Example North West Elevation
1:50 of A1 (1:100 of A3)
0 1 2 3 4 5m



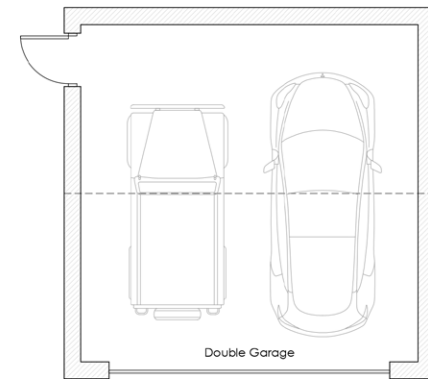
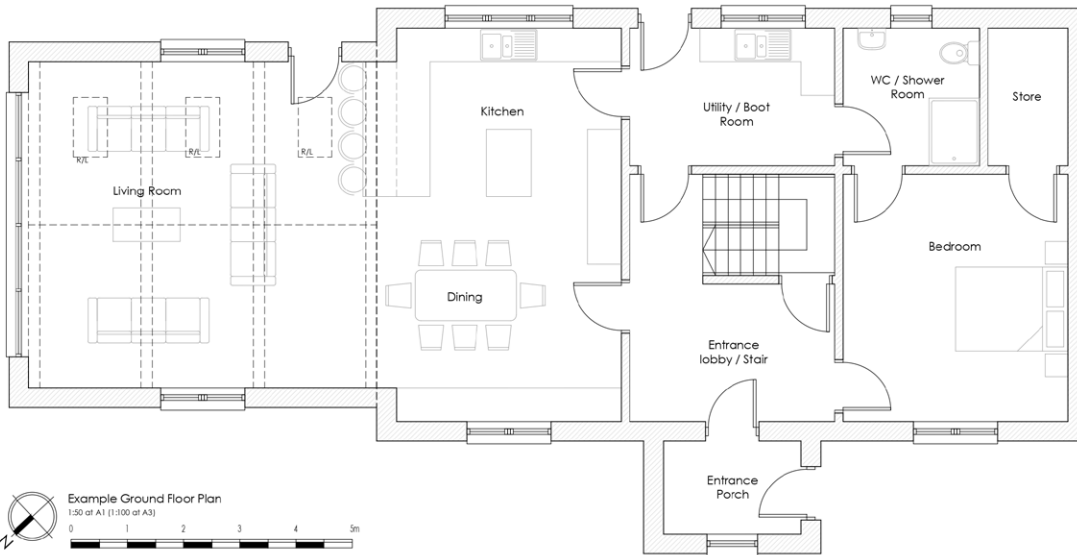
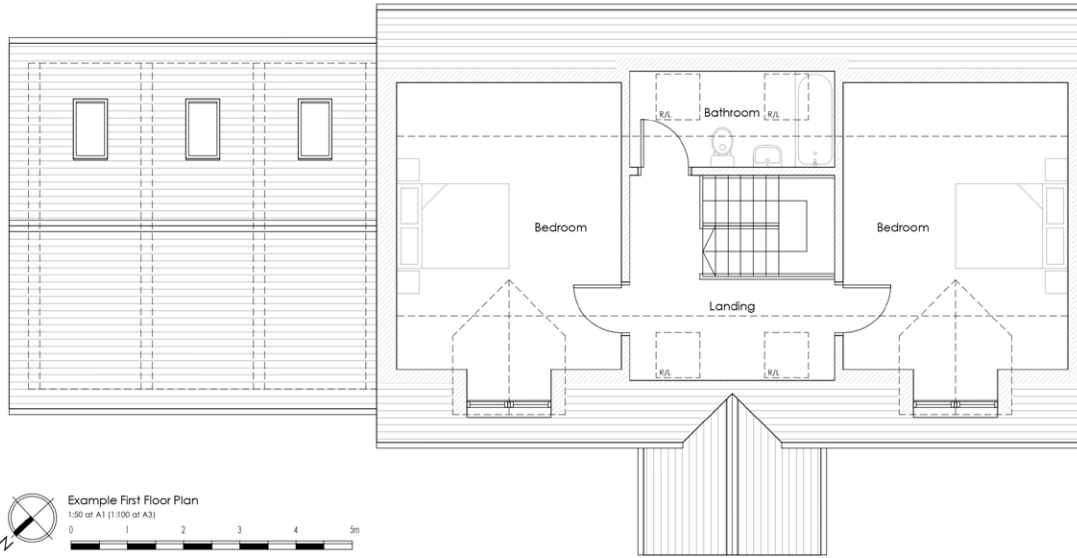
Example South West Elevation
1:50 of A1 (1:100 of A3)
0 1 2 3 4 5m

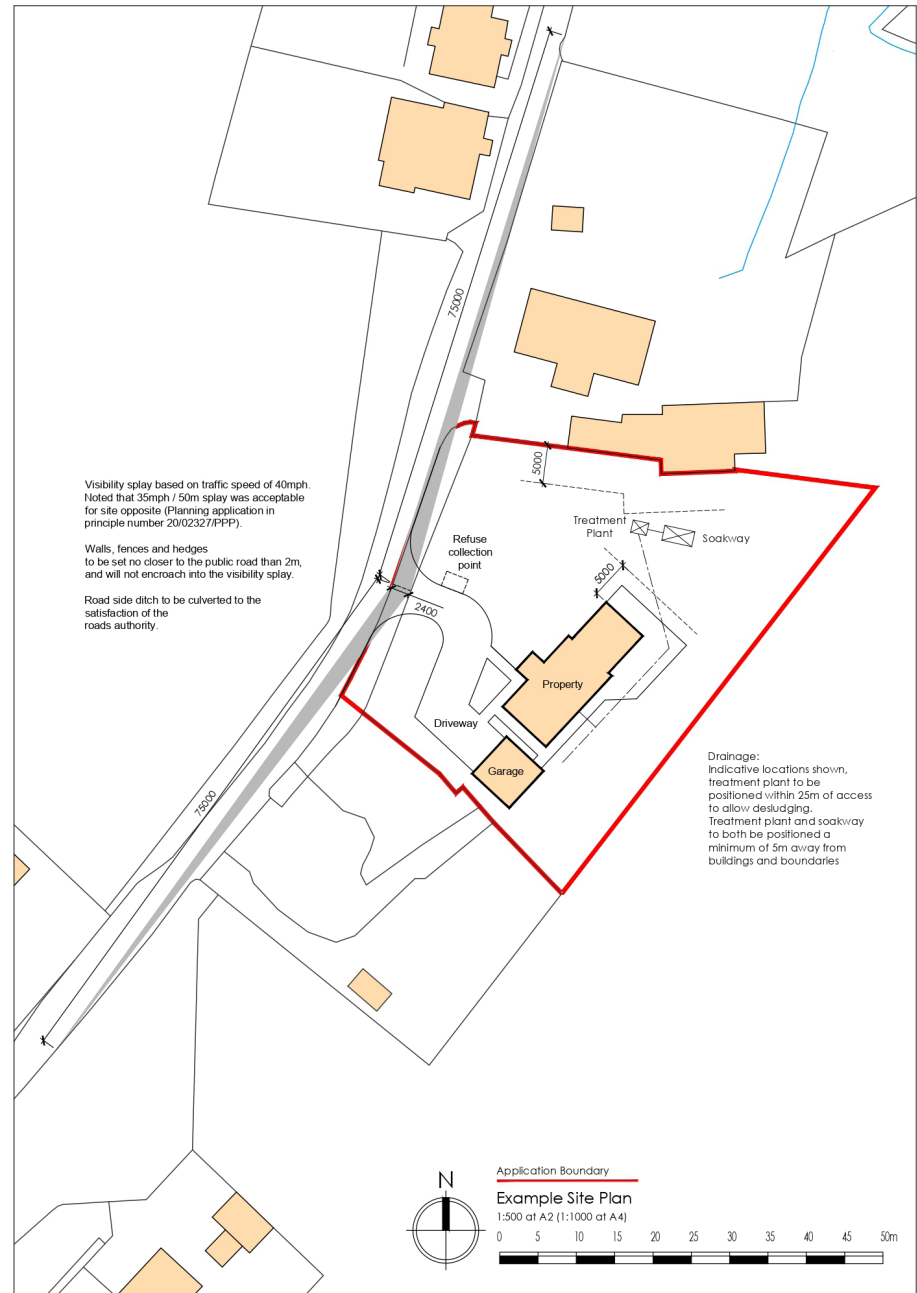
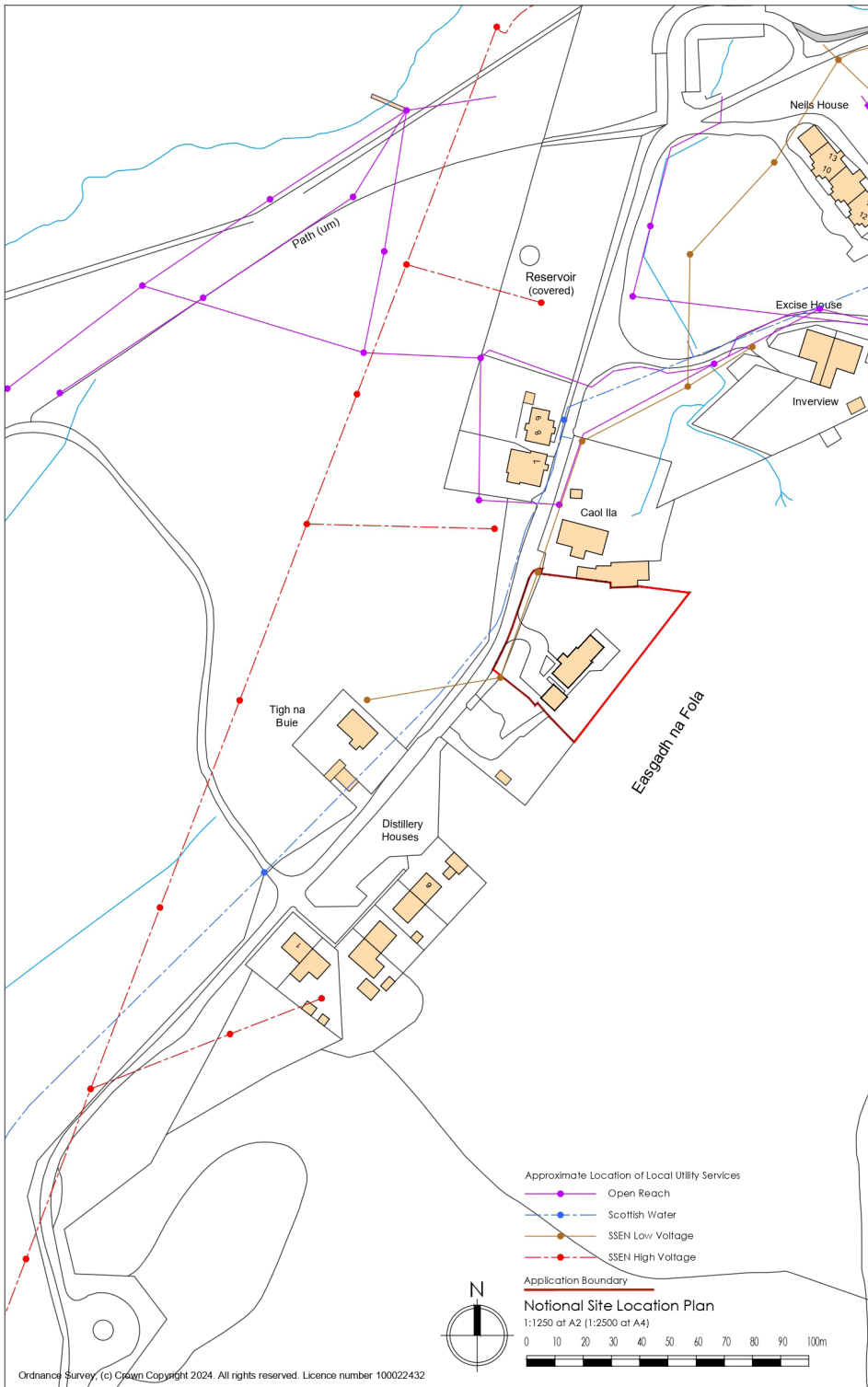


Example South East Elevation
1:50 of A1 (1:100 of A3)
0 1 2 3 4 5m

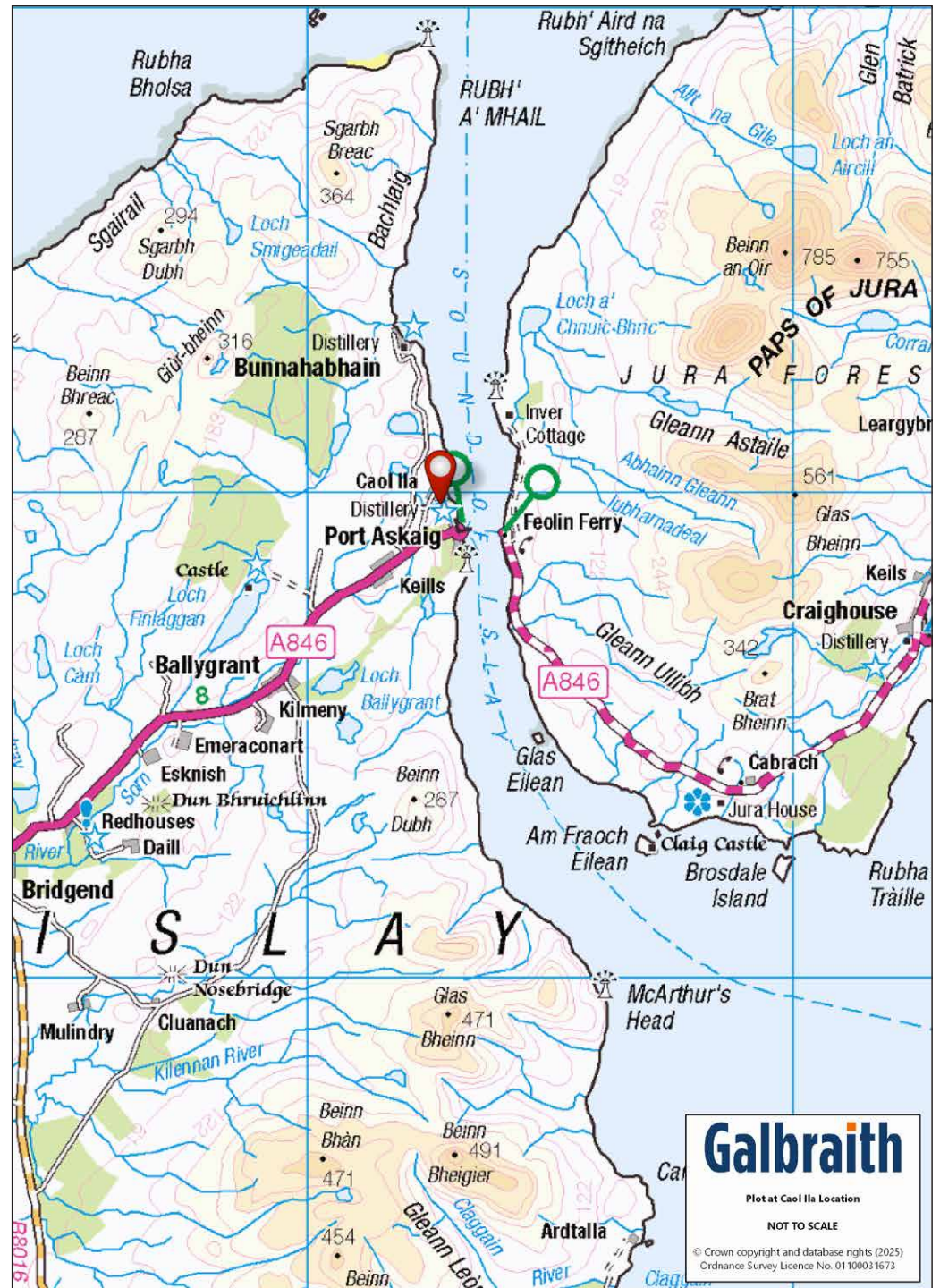
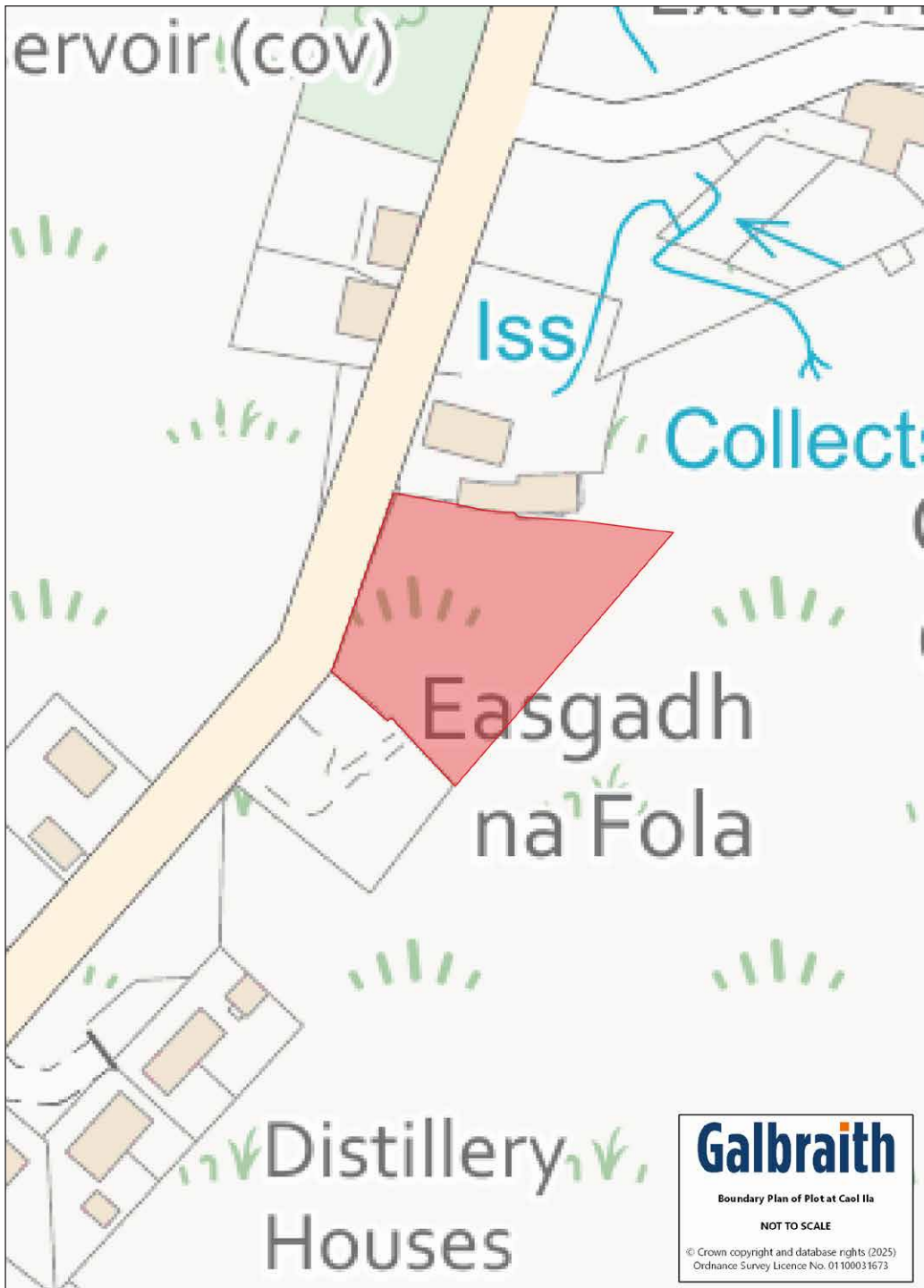


Example North East Elevation
1:50 of A1 (1:100 of A3)
0 1 2 3 4 5m





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