



Land South East Of Ulva Manse, Isle Of Ulva, PA73 6LZ
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 **Bell
Ingram**



Property Description

Offers Over £40,000

Situated in an idyllic, rural island setting and benefiting from panoramic coastal views across Ulva Sound and the Isle of Mull, The Land South East Of Ulva Manse offers buyers an opportunity to acquire a residential development plot, a rare opportunity to acquire land in a much sought-after island location.

Ulva is a community owned island which was acquired in 2018 with support from the Scottish Land Fund, the Macquarie Group, a crowd-funding appeal and local fundraising. The island passed into community ownership using the provisions of Scotland's Community Right to Buy legislation with the objective of securing the social and economic development of the island for the benefit of the present and future generations. Repopulation has an important part to play and having completed renovation of all the existing houses, the community owners are now offering for sale a selections of plots to enable construction of a new build owner-occupied housing to complement this unique and close-knit island community. The proceeds from plot sales will be used to support additional community housing and infrastructure projects on Ulva.

The land extends to an area of approximately 0.23 acres (0.09 hectares), a generous size, giving scope for the development of a truly spectacular family home.

Planning permission in principle was granted on 24th August 2022 under planning reference 22/01340/PPP. Further details are available from the sole selling agent.



Plans

Land Area

Approximately 0.23 Acres

Location

The Isle of Ulva is one of the finest islands in Scotland, offering a truly unique combination of peace and privacy whilst being easily accessible by boat from the nearby Isle of Mull. The island extends to approximately 4,583 acres (1,854 ha). It is approximately 7.5 miles long and 2.5 miles wide.

At Ulva Ferry, follow the directions for car parking and walk down to the passenger ferry. Once on Ulva, follow the local pathways to the plot, as marked on the pathway plan.

What3words [///birdcage.hostels.chef](https://www.what3words.com/#!/birdcage.hostels.chef)



Details

Local Authority

Argyll and Bute

Council Tax

Band = N/A

Tenure

Freehold

EPC

EPC Rating = EXEMPT

There are no buildings on the land therefore it is exempt.

Services & Additional Information

Mains electricity is close by for connection. It is assumed that private water and drainage will be installed at the site as part of the build process. Please note, plans are in hand to renew the island's water distribution infrastructure, however, it is believed that the private water supply is practical at this plot and the necessary wayleaves will be granted to provide access to water from the higher adjacent ground.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Photographs - May 2023

Enquire



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