



Development Land at Craignure

Craignure, Isle of Mull, PA65 6AY

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An exciting opportunity to acquire a prime development site located within the popular coastal village of Craignure on the Isle of Mull.

- Prime development site in popular island village
- Existing access from the main road
- Ideal commercial site in strategic island location
- Close to local amenities
- Potential for logistics hub, central between the north and south of Mull
- Services located close by, for connection

Tobermory 26 miles (by car) - Oban 25 miles - Fort William 48 miles (by car and ferry) - Glasgow 104 miles (by ferry and car)



Description

Located centrally within the popular coastal village of Craignure on the Isle of Mull, The Development Land at Craignure offers buyers an opportunity to acquire a parcel of development land, extending to an area of approximately 0.36 Ha (0.89 acres)

The land is accessed from the road by a shared access track, utilising an existing bell-mouth entrance. Benefitting from direct road frontage, this prime business location is highly visible to passing traffic, offering a wide range of commercial possibilities. Services are located close by for connection. It is envisaged that the successful offer would be subject to an application for planning permission in principle.

Location

The Development Land at Craignure enjoys a very convenient location, being within a short walk of Mull's main ferry terminal from where regular services operate to Oban on the mainland. The island's principal town, Tobermory is just a half hour's drive away and a regular bus service operates between the two locations.

The central island location offers scope for commercial use and is accessible by ferry connections, with links to Oban, Morven, Fort William and the Ardnamurchan Peninsula.

Craignure is an island hub, logistically important for those looking to serve various businesses across the island.

Directions

The Isle of Mull is easily accessible by Calmac ferry from Oban. Upon exiting the ferry at Craignure, turn right and continue for approximately 500 yards. Access to the land can then be found on your left-hand side clearly marked with a Bell Ingram sale board.

Services

We are advised that mains electricity is located close to the site, with mains water located at the roadside boundary. Additional land may be available for a private drainage facility. BT phone and internet services are available close by for connection.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



Vacant possession and entry will be given on completion.

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.

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

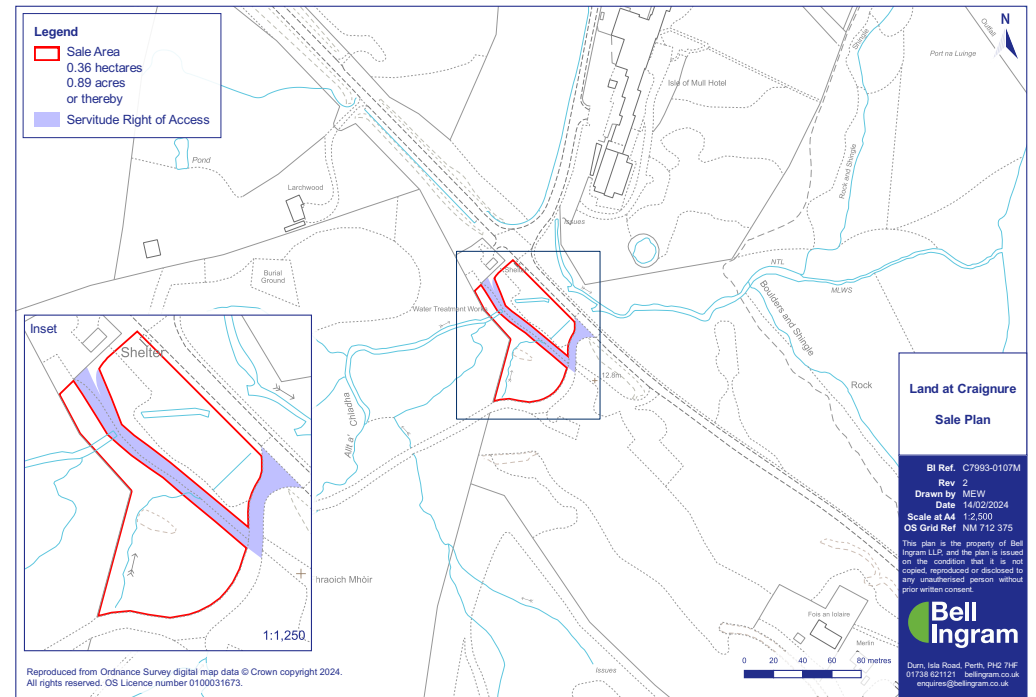
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