

A photograph of a grassy field with trees and a house in the background. The field is green and appears to be a mix of grass and low-lying vegetation. There are several trees, including a large one on the right and a smaller one in the center. A house with a red roof is visible in the background on the left. The sky is blue with some clouds.

Land North Of Cuilgown, Salen, Aros, PA72 6JB
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The logo for Bell Ingram, featuring a green circle with a white dot inside, followed by the text "Bell Ingram" in a bold, sans-serif font.

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Property Description

Located within the coastal village of Salen on the ever-popular Isle of Mull, The Land North Of Cuilgown offers buyers an opportunity to acquire a sizable residential development plot, extending to an area of approximately 0.37 Acres.

Accessed via a shared access off the public road, the land is situated in a rural village location, surrounded by local residential properties. The plot benefits from a mains electricity pole within the land, with mains water and mains drainage located at the roadside.

Planning permission was previously granted for the development of a detached residential house, further details of which can be found on the Argyll and Bute planning portal under reference 18/02364/PP.

It is envisaged that the successful offer would be subject to the reinstatement of planning permission.

The Land North of Cuilgown is located centrally within the popular coastal village of Salen. The village boasts well-stocked grocery shop and post office, petrol station, cafes, hotel, restaurant and primary school. The village and property are conveniently located, so perfect for exploring the whole island.

Nearby, the colourful harbour town of Tobermory provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.

The Isle of Mull is the second largest island within the Inner Hebrides. The

island is accessed via a regular car ferry service from Oban to Craignure. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available.

There is a small airstrip at Glenforsa suitable for private aircraft and a main line train service operating several times daily between Glasgow and Oban - some connecting directly with the ferries.

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large number of visitors throughout the year. 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 also to Iona, and the island of Staffa where many tourists visit Fingal's Cave.



Land North Of Cuilgown, Salen, Aros, PA72 6JB

Guide Price £65,000

Plans

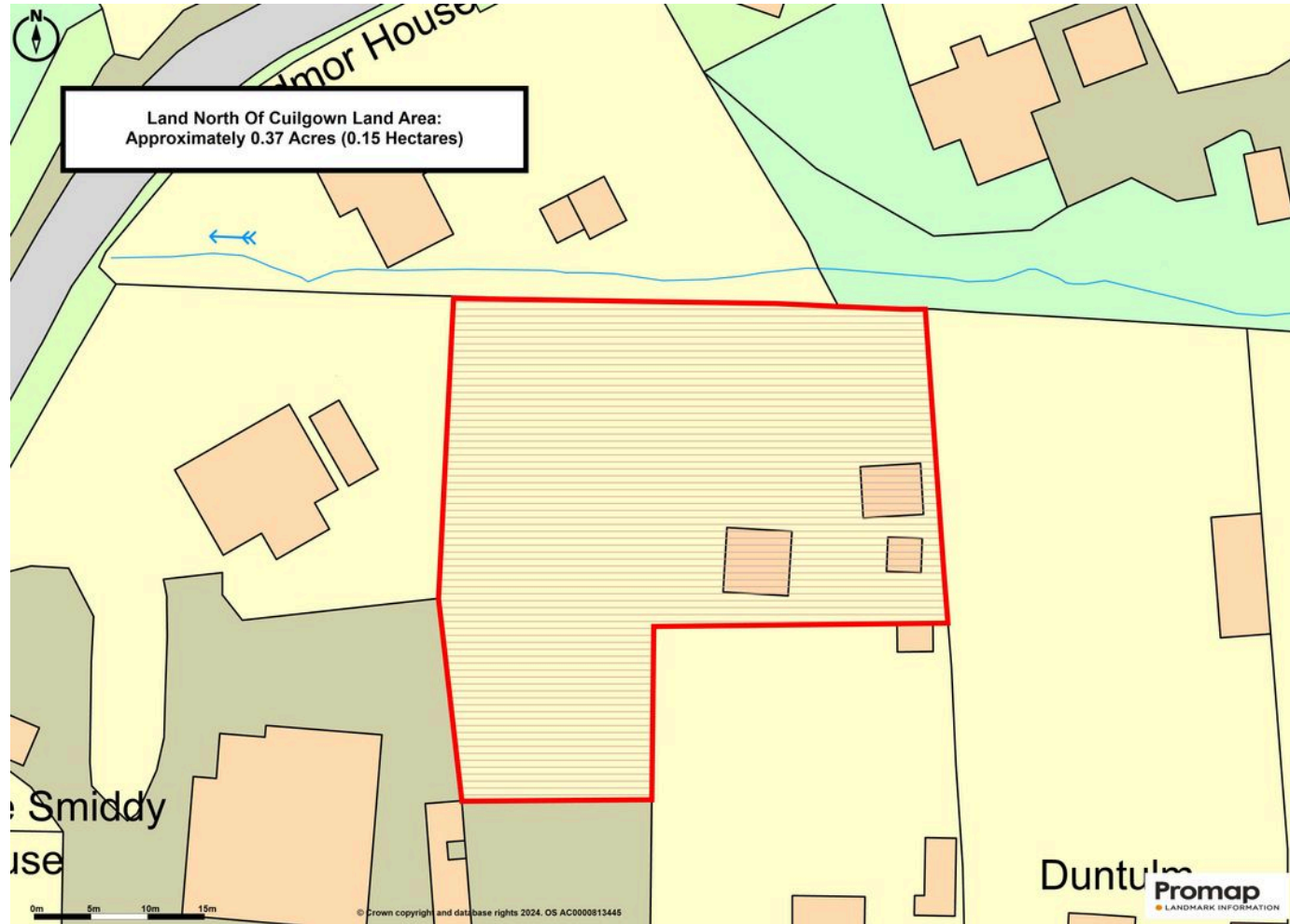
Land Area Approximately
0.37 Acres

Location

The Land North Of Cuilgown is located centrally within the popular coastal village of Salen.

Directions: From Oban, take the Calmac ferry to the Isle of Mull, arriving in Craignure. Upon leaving the ferry, turn right and follow the road for approximately 11 miles to Salen. The entrance to the plot is located on the right-hand side, just before the Spar shop, clearly marked by a Bell Ingram sale board.

What3words - ///bookcases.twisting.stunts



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Details

Local Authority

Argyll and Bute

Tenure

Freehold

Services & Additional Information

Mains electricity and BT phone/internet services are located close by for connection. Mains water and mains drainage are located at the roadside.

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 - July 2024

Enquire



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