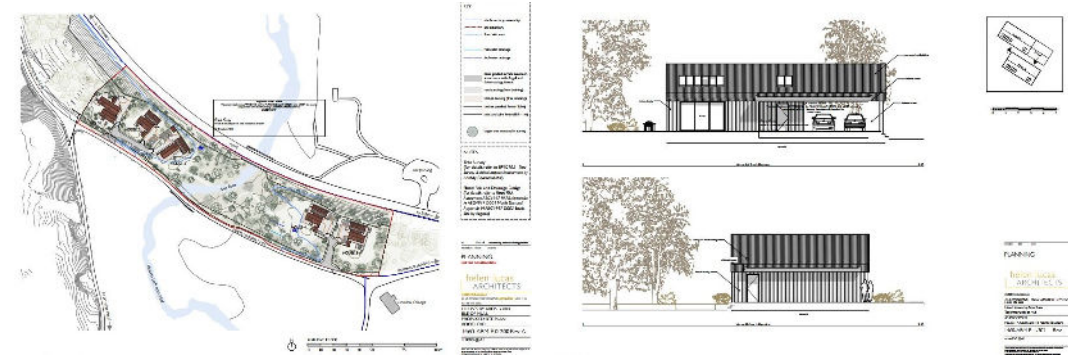




Plots At Linndhu House, Tobermory, Isle of Mull, PA75 6QB
bellingram.co.uk





Property Description

Set in a much sought-after location above the popular coastal town of Tobermory on the Isle of Mull, the Plots at Linndhu House offer buyers an opportunity to acquire one of three prime development sites, set in an elevated position with far-reaching views across the Sound of Mull.

The plots are conveniently accessed from the main road by a single track loop road, in turn giving access to the entrance which serves each site. An option exists to purchase the sites as a turn-key project, in partnership with a local building company. Further details are available from the selling agent.

Two of the plots enjoy a prime riverside position, creating a picturesque natural garden setting. The sites vary in size, ranging from 0.36 acres to 1.02 acres, offering generous proportions and excellent potential for the creation of an exceptional family home. Plots 4 and 5 could be acquired as a combined site, ideal for those looking for a larger area of land. Full details of the planning permission can be found on Argyll and Bute planning portal under reference 25/00178/PP.

Plot sizes and pricing:

Plot 3- 0.59 acres- Offers Over £115,000

Plot 4- 1.02 acres- Offers Over £125,000

Plot 5- 0.36 acres- Offers Over £90,000

The principle town of Tobermory is situated about a 5 minute drive from the plots.

There is a regular bus service, providing local public transport links to the rest of the island. Craginure, the main ferry terminal is around 30 minutes away.

The plots are also near Aros Park, a natural haven offering tranquil woodland

walks, rich greenery, cascading waterfalls. From scenic viewpoints, Aros park offers stunning panoramic views of Tobermory and the Ardnamurchan Peninsula across the Sound of Mull.

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.



Plots At Linndhu House, Tobermory, Isle of Mull, PA75 6QB

Offers Over £90,000

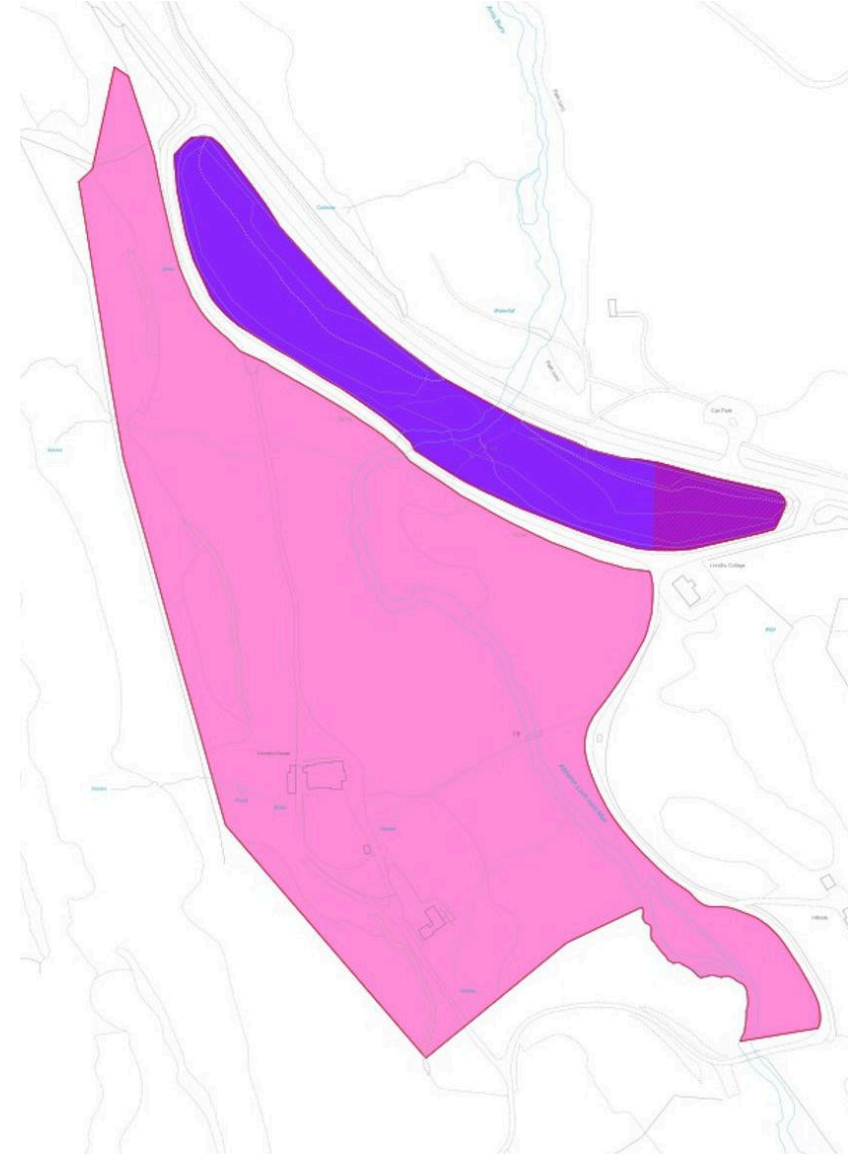
Plans

Approximate gross external area

From 0.36 acres per pot area

Location

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large numbers 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 to Iona, as well as the island of Staffa where many tourists visit Fingal's Cave.



Details

Local Authority

Argyll & Bute Council

Tenure

Freehold

Services & Additional Information

Services are located close by for connection. Interested parties are advised to contact utility providers regarding quotations for the provision of services.

Offers

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.

Anti Money Laundering

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.

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingram.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: November 2025

Property Ref: OBN240041

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: 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 and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Plots At Linndhu House, Tobermory, Isle of Mull, PA75 6QB

Offers Over £90,000