



Land NE Of Achadh Nan Geadh, Isle of Colonsay, Argyll and Bute, PA61 7YR
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Offers Over £70,000

Property Description

Situated in the picturesque community of Kilchattan, on the Isle of Colonsay, the Land North-East Of Achadh Nan Geadh offers buyers an opportunity to acquire a prime residential development plot, a wonderful opportunity for those looking to develop their dream family home on this magical Scottish island.

The plot is accessed from the single-track island road by a gated entrance. Once complete, the property will benefit from pleasant views across Loch Fada, a popular RSPB sanctuary.

Extending to an area of approximately 0.24 acres, the plot benefits from planning permission for the development of a single residential dwelling, details of which are available on the Argyll and Bute website under planning reference 22/01719/PP.

The Island of Colonsay is a remote Inner Hebridean island off the west coast of Scotland measuring approximately ten miles by two miles and has a population of around 120. It is a popular holiday destination and draws regular visitors back year after year.



Plans

Approximate gross external area
0.24 acres

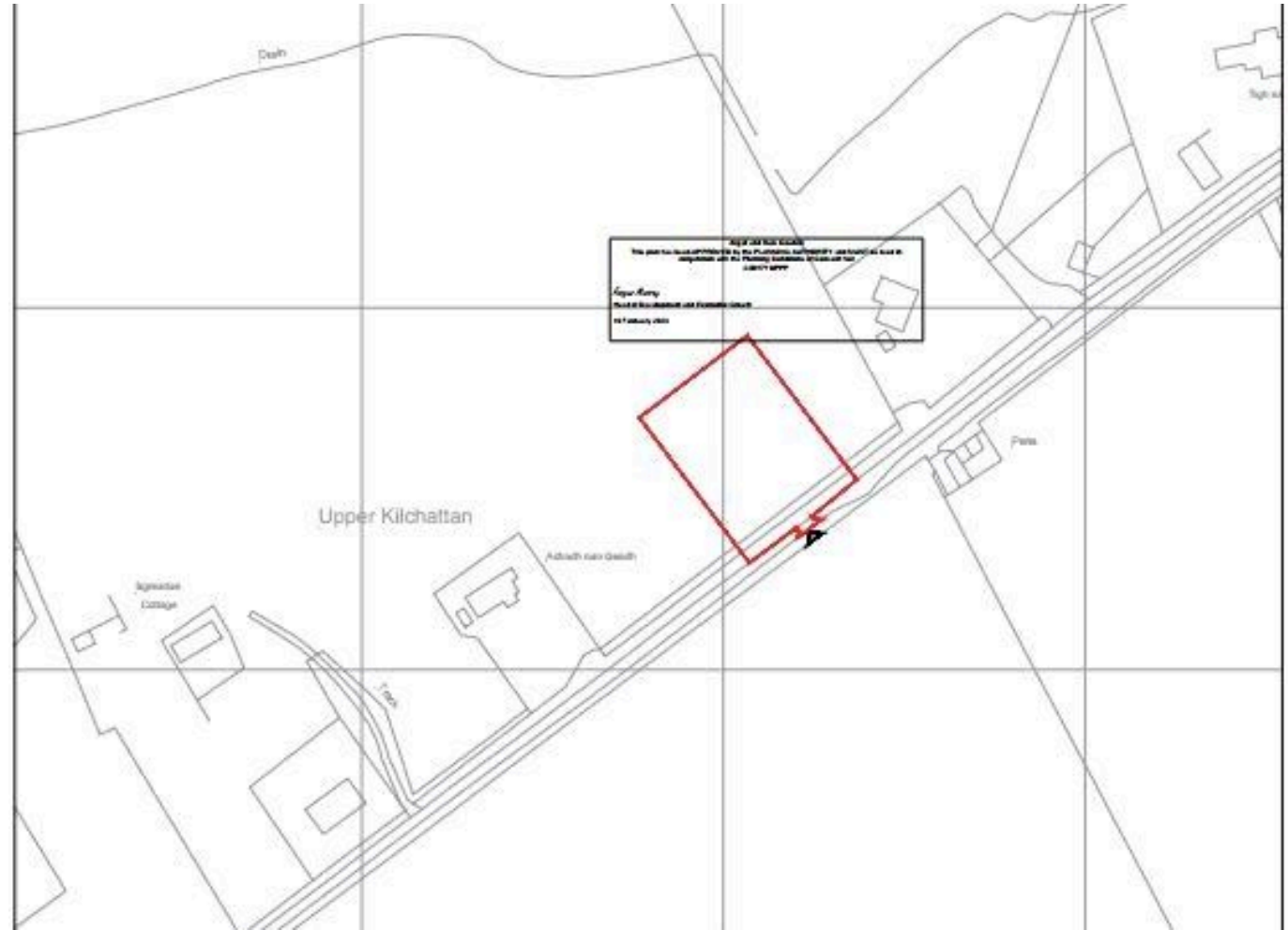
Location

Colonsay is famous for its stretches of sandy beaches and an abundance of wildlife and plant life. Sailing, fishing cycling and walking are popular pursuits and there is a challenging 18-hole links golf course.

Directions

From the ferry terminal, follow road signposted for the airfield. Continue along the island road for approximately four miles, rising up the hill towards Kilchattan . A shared entrance is located on the left, leading up the hill to a cluster of houses. The plot is located on the left-hand side at the top of the hill.

[what3words///shell.eats.salmon](https://www.what3words.com/what3words/shell.eats.salmon)



Details

Local Authority

Argyll and Bute

Tenure

Freehold

Services & Additional Information

Mains electricity, water and BT phone/internet services will need to be routed to the plot, and it is envisaged that a suitable private drainage system will be installed as part of the build process.

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.

Pictures- June 2024

Enquire



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