

Gariehill Smallholding, Glenmachrie, Port Ellen, Isle Of Islay, PA42 7AQ
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Property Description

Gariehill Smallholding offers a unique and rare opportunity to purchase farmland with accompanying Planning Permission in Principle for a dwelling house, offering a full country lifestyle on the magical island of Islay. The property is a haven for wildlife, with Golden Eagles and White-tailed Eagles gliding overhead, and Hen Harriers and Buzzards amongst the many other species of birdlife on show. In addition, Red deer and Roe deer graze the hillside.

Gariehill lies on an enviable elevated position, with the smallholding stretching to approximately 32 acres, offering a mix of native heather and rough grazing which can easily be improved into grassland. The Smallholding of Gariehill lies midway between Port Ellen (four miles south) where you will find shops, hotels, Playing Fields offering a variety of sports, restaurants, primary school and notably the southern ferry port on Islay and Bowmore lies six miles north offering a wide variety of shops, Islay High School, hotels, restaurants, hospital along with Islay's Community owned swimming pool with attached leisure facility and superb gymnasium.

Gariehill enjoys outstanding panoramic views over Glenmachrie Farm, Machrie Hotel and Golf Course, Lochindaal and Laggan Bay, stretching westwards over the Atlantic Ocean encompassing far-reaching views of the Irish coastline. The 'Big Strand', a seven mile stretch of sandy beach backed by dunes is also located close by. On Islay, the utterly fabulous sunrises/sunsets and breathtaking nights often offering Aurora Borealis displays have been well documented and remain the highlight of everyone having experienced them. Islay Airport is just a short drive away, with flights twice a day to Glasgow and beyond. Planning Permission in Principle has been granted for a single residential dwelling, details of which can be found on reference 23/01895/PPP.



Plans

Approximate gross external area

Smallholding extends to 32 acres

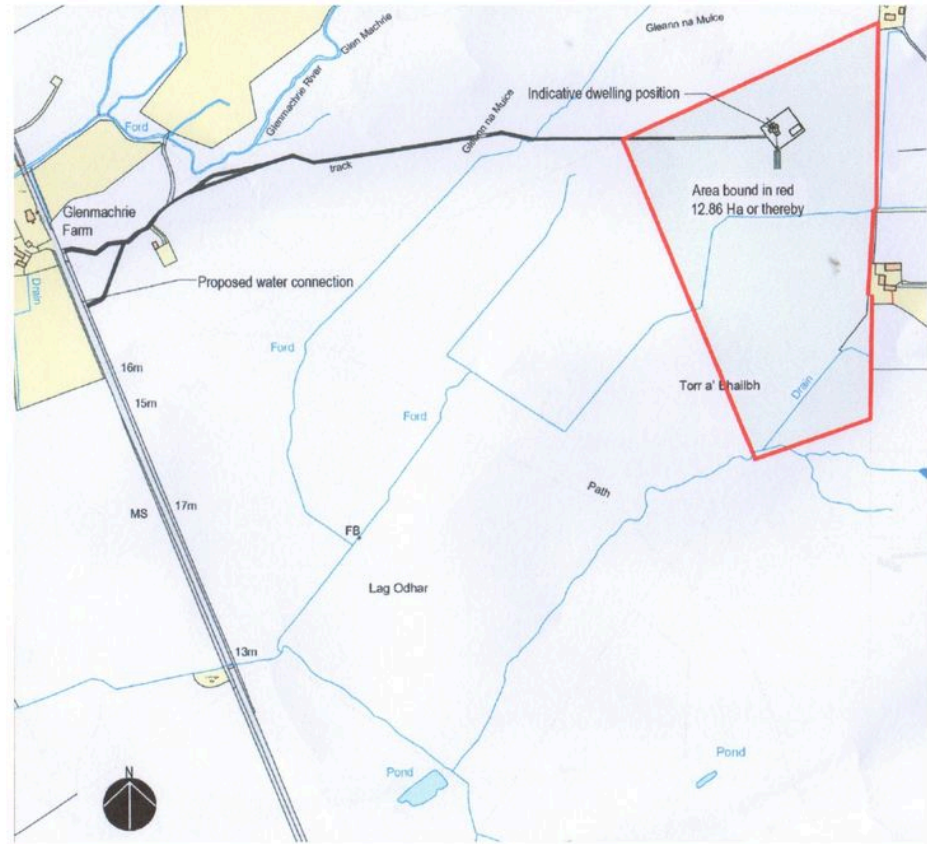
Location

If arriving at Port Ellen, take the A846 signposted for Bowmore. The land is located on the right-hand side after approximately four miles.

If arriving on Islay at Port Askaig take the A846 signposted towards Port Ellen and Bowmore. Continue through the village of Bowmore, following signs for Port Ellen. The land is located on the left-hand side after approximately six miles.

Parking is available on the access track serving the smallholding.

what3words///rumbles.overcomes.coach



Offers Over £245,000

Details

Local Authority

Argyll and Bute

Tenure

Freehold

Services & Additional Information

We are informed that services are located 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.

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. Under the 5th directive of the Money Laundering Regulations 2019, we are required to carry out anti-money laundering due diligence on the successful purchaser.
Particulars – November 2024

Enquire



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