



PLOT AREA

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# Plot 1

461 Lochboisdale, Isle Of South Uist, HS8 5UB

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# Property Description

Plot 1 (extending to 0.123 Ha) at 461 South Lochboisdale offers a rare opportunity to acquire a decrofted building plot in a splendid setting, enjoying loch views and generous proportions.

The house sites are located on the landward side of the township road and each benefits from detailed planning consent for an individually designed property, comprising a mix of two and three bedroom homes. Plot sizes range from approximately 0.123 Ha to 0.168 Ha. Full planning details are available on request.

There are three additional plots available.

There is also an owner-occupied croft extending to approximately 8.53 hectares.

The croft and plots are available either individually or as a whole, providing flexibility for a range of purchasers. Contact selling agents or see other listings for details.

The sale may be subject to the Seller reserving service rights, including private drainage.

## Planning

Detailed planning permission has been granted by Comhairle nan Eilean Siar (Ref: 22/00257 and 22/00258, dated 7 December 2022):

- Plot 1 – Single storey, two-bedroom dwelling (0.123 Ha)
- Plot 2 – 1½ storey, two-bedroom dwelling (0.123 Ha)
- Plot 3 – Single storey, two-bedroom dwelling (0.165 Ha)
- Plot 4 – 1½ storey, three-bedroom dwelling (0.168 Ha)



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Offers Over £30,000

# Plans

Sale Plan

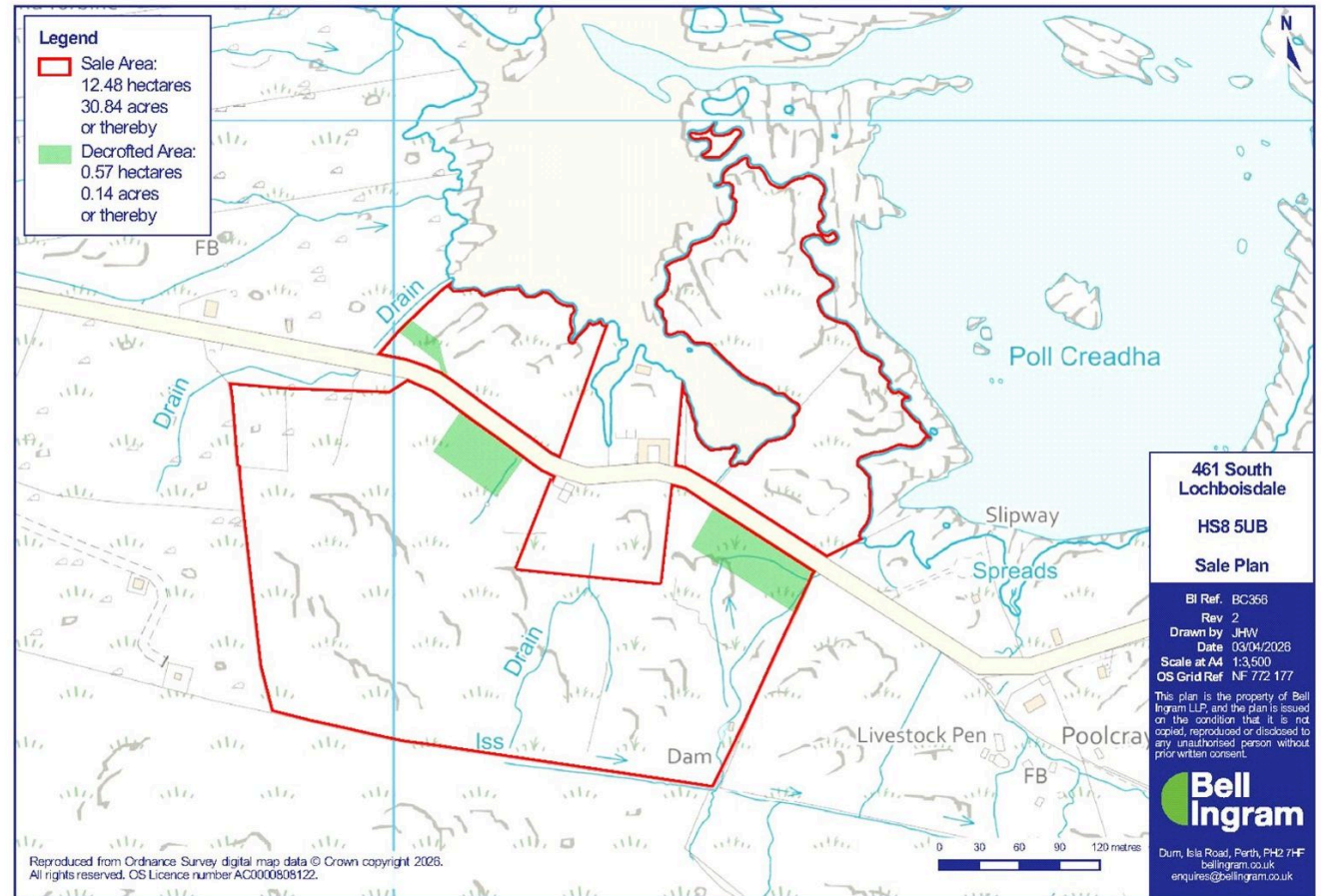
0.123 Ha

## Location

South Lochboisdale is a small crofting township situated just off the B888, a short distance south of Daliburgh. Local amenities in Daliburgh include a hotel, shop, primary school, community hall and filling station. Further facilities are available in Lochboisdale, approximately 5 miles away, which also serves as the main ferry port for South Uist with regular sailings to Oban, Barra and Mallaig.

Benbecula lies to the north and provides secondary schooling, additional amenities and a small airport with regular mainland connections.

The wider Uists are renowned for their natural beauty, abundant wildlife and unspoilt sandy beaches along the west coast, all within easy reach.



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# Details

## Local Authority

Comhairle Nan Eilean Siar

## Tenure

Freehold

## Services & Additional Information

### Guide Prices

Offers over £30,000 are invited for each plot

Offers over £20,000 are invited for the croft

Offers in the region of £140,000 are invited for the whole

### Note

The sale is on behalf of Kenneth Pattullo, Trustee in sequestration. Sold as seen.

Enquire



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