



DEVELOPMENT PLOTS

Calgary, Isle of Mull

 BIDWELLS

PLOTS 1, 2 & 3

Calgary • Isle of Mull • PA75 6QQ

A fantastic opportunity to obtain development plots with Planning Permission in Principle for dwelling houses located near the picturesque village of Calgary on the Isle of Mull

Calgary less than 1 mile; Tobermory 11.7 miles; Oban (via ferry) 38.2 miles; Edinburgh Airport (via ferry) 153 miles; Glasgow Airport (via ferry) 126 miles (all distances are approximate)

- An excellent residential development with Planning Permission in principle for three houses located in a highly sought-after rural island setting.
 - In total extending to approximately 0.80 Hectares (1.98 acres)
 - Planning Information Pack available

Plot 1 - Offers Over £95,000

Plot 2 - Offers Over £90,000

Plot 3 - Offers Over £80,000

Available in Lots or As a Whole Offers Over £265,000





LOCATION

Nestled on the outskirts of the charming village of Calgary on the Isle of Mull, this property is just a short stroll away from the breathtaking Calgary Bay, renowned for its pristine white sands and crystal-clear blue waters. To the east, approximately 4.5 miles away, lies the quaint village of Dervaig, offering essential amenities such as a village store and post office.

The picturesque town of Tobermory to the east, famous for its vibrant, colourful buildings, is a popular tourist destination originally established as a fishing port in the 18th century. Tobermory boasts a wide array of amenities, including a medical practice, dentist, pharmacy, grocery stores, petrol station, bank, mechanics, library, and a variety of delightful restaurants and cafes. Primary education is available at Dervaig Primary School, while secondary education is provided at Tobermory High School. For healthcare needs, the Mull and Iona Community Hospital is located in Craignure, on the eastern side of the island. Craignure also serves as the main ferry port, offering regular services to Oban, with additional ferry connections available in Tobermory and Fishnish.

On the mainland the bustling seaside town of Oban offers an even broader range of amenities, including a leisure centre, supermarkets, restaurants, and bars. Oban Train Station provides convenient services to Glasgow and Tyndrum, while regular bus routes connect Oban to Glasgow, Edinburgh, and Fort William.

For those traveling further afield, Glasgow Airport, approximately 126 miles away (via ferry), offers a wide selection of domestic and international flights daily.

The Isle of Mull offers a variety of activities and attractions. Nature enthusiasts can enjoy wildlife tours to spot sea eagles, otters, and red deer. The island's beautiful beaches, such as Langamull and Knockvologan, are perfect for relaxation. History buffs can visit Duart Castle and Iona Abbey. For a unique experience, take a boat trip to the Isle of Staffa to see the impressive basalt columns and Fingal's Cave. Whether you're into hiking, cycling, or simply enjoying the scenery, Mull has something for everyone.



DESCRIPTION

Each of the three plots extend to approximately 0.27 Hectares (0.67 acres).

The plots are situated in an elevated position, offering excellent views and off-street parking. Plot 1 has its own access, while Plots 2 and 3 share an access.

Planning permission in principle has been granted for three dwelling houses. Detailed information can be found on the Argyll and Bute Council's Planning Portal using the following references: 24/01430/PPP, 24/01431/PPP, 24/01432/PPP.

GENERAL INFORMATION

INFORMATION PACK

A comprehensive Information Pack can be made available to interested parties.

The Information Pack contains copies of planning, technical and legal documents relating to the property. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the Information Pack.

FLOOD RISK

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

SERVICES

PLOTS 1, 2 & 3, CALGARY, ISLE OF MULL	
Electric	Proposed to connect into mains nearby
Water	Proposed to connect into mains nearby or via borehole on the property
Drainage	Proposed to connect into private septic tank
**Broadband	Standard Broadband available
**Mobile Signal	None indoors, Limited outdoors

*** Please note we have compiled this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get is dependent on a number of factors and may differ between providers. We would strongly recommend you check Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider direct to ascertain the level of service they can provide for you.*

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DIRECTIONS

From Craignure Ferry Terminal head north-west on the A849 for approximately 10.8 miles. When you reach the village of Salen, continue onto the A848 for around 1.6 miles. Then, take a slight left following the signs for Dervaig and stay on this road for 10.1 miles. At the end of the road, turn left onto the B8073 and continue for approximately 4.4 miles. The entrance to the sites will be on the left.

From Tobermory Ferry Terminal, take the A848 for about a mile. At the roundabout, take the second exit onto the B8073, following signs for Dervaig and Calgary. Continue on this road for approximately 12.3 miles, and you'll find the entrance to the sites on your left.

From Fishnish Ferry Terminal head onto the A884 for about 0.8 miles. At the end of the road, turn right onto the A849 and continue for approximately 7 miles. When you reach the village of Salen, proceed onto the A848 for approximately 1.6 miles. Then, take a slight left, following the signs for Dervaig, and continue for 10.1 miles. At the end of the road, turn left onto B8073 and follow for about 4.4 miles. The entrance to the sites will be on your left.

A nearby residential postcode is PA75 6QQ.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

THIRD PARTY RIGHTS

The sellers are not aware of any third-party rights over the property.

WARRANTIES:

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the removable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax, Sporting Rates, Commercial Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOTTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, to withdraw the property, or to exclude any part of the property shown in these particulars. In the event that the property is sold in lots, title conditions may be created for access and provision / maintenance of service media and any new boundary fences required as a result that may need to be erected. The seller may also reserve as necessary out of the sale, such rights of access and rights to services necessary to facilitate retained development opportunities.

LOCAL AUTHORITY

Argyll and Bute Council
Kilmory, Lochgilphead, Argyll, PA31 8RT

T: 01546 605522

SELLING AGENT

Bidwells
Carn Dearg House, North Road, Fort William, PH33 6TP

T: 01397 702433

E: angus.kelly@bidwells.co.uk
scotlandagency@bidwells.co.uk

