



West
Property

WEST ARDHU, DERVAIG, PA75 6QR
OFFERS IN REGION OF £45,000





THE PLOTS:

Two plots available:

Plot 1 - OIRO £45,000 - 1615sq.m - 0.40 Acre

Plot 2 - OIRO £45,000 - 1715sq.m - 0.42 Acre

OVERVIEW:

Plots 1 and 2, West Ardhu, Dervaig - Two secluded woodland plots close to the village of Dervaig on the Isle of Mull. The plots are marketed at £45,000 each. The plots offer an excellent opportunity to build a house in a secluded woodland setting. The plots are marketed with planning permission in principle for a single 1 ¾ storey dwelling house. The plots will utilise a private water supply (survey required) and require installation of private drainage. Phone line and electricity connection is available only a short distance away near neighbouring properties. Planning permission details can be found via the Argyll & Bute website using reference numbers 14/02664/PPP and 14/02662/PPP. The plot perimeters are outlined on the planning permission details however additional ground could be purchased from the sellers by separate negotiation.

Interested, but not sure of the next step? Check out our Mortgages page for Self-Build Mortgage guidance: <http://west-property.co.uk/sales/mortgages/>

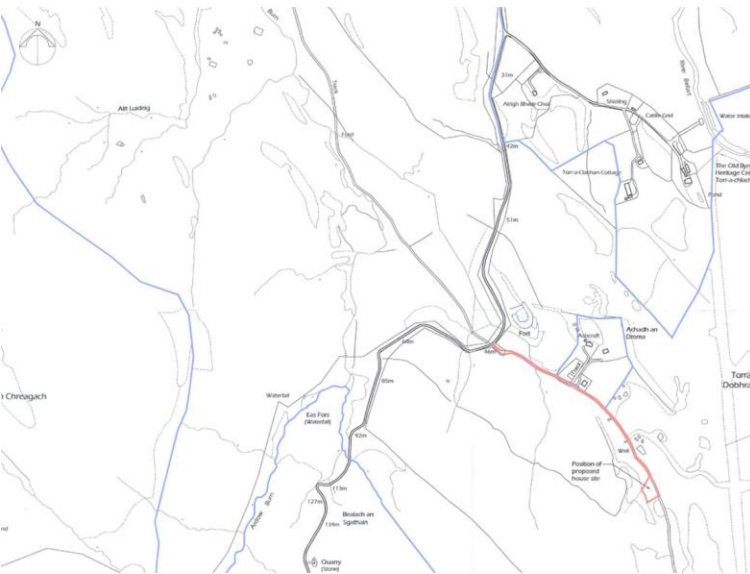
LOCATION:

The sites are situated just outside the village of Dervaig on the northwest coast of Mull. The sites are only a 5 minute drive away from Dervaig which is serviced by a well stocked mini supermarket often selling local produce; a post office, a vibrant

village hall which hosts a range of events throughout the year; its own public tennis courts, primary school and forestry commission land offering a choice of walks and cycle routes. The village is ideally located between Calgary to the West with its white sandy beaches and the island's main town of Tobermory 8 miles to the East with its range of local amenities. The ferry port of Craignure is 25 miles away and the destination for a regular service from Oban. Dervaig boasts a number of important landmarks, including Kilmore church with its pencil shaped tower built in 1905 and the Bellachroy Hotel the island's oldest inn dating back to 1608.

DISCLAIMER:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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