

ANDERSON BANKS

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PLOT OF LAND, 5A GREAN, ISLE OF BARRA HS9 5XU



- **Attractive building plot in peaceful location**
- **Plot extends to 650 m² (0.16 acres) or thereby**
- **Nearby services**
- **Surrounding views of croft land with the Atlantic ocean to the west.**
- **Planning permission in Principle for the erection of a dwelling house**

OFFERS IN THE REGION OF £30,000

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A superb opportunity has arisen to purchase this sizeable building plot in a lovely elevated location in Grean, Isle of Barra. Situated amongst croft land the plot enjoys breathtaking views to the mountains and the Atlantic ocean to the west. The plot is situated in an enviable location within this peaceful area and further benefits from its close proximity to local services.

The plot extends to 650 m² (0.16 acres) or thereby and benefits from having previously had a dwelling house situated on it. The plot also has Planning Permission in Principle granted in 2017 for the erection of a single storey dwelling house ref 17/00389/PPP <http://planning.cne-siar.gov.uk/PublicAccess/simpleSearchResults.do?action=firstPage>

Services (electricity and water) are available for connection nearby. The plot is accessed by way of a short track from the main road.

The town of Castlebay provides amenities including shops, healthcare, schools and transport links including the Caledonian MacBrayne ferry link to Oban is some 3 miles distant

The Isle of Barra also boasts the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway. The airport offers flights to Benbecula and Glasgow. A further ferry terminal with sailings to Eriskay can be found at Aird Mhòr on the North Eastern side of the island.

POST CODE HS9 5XU

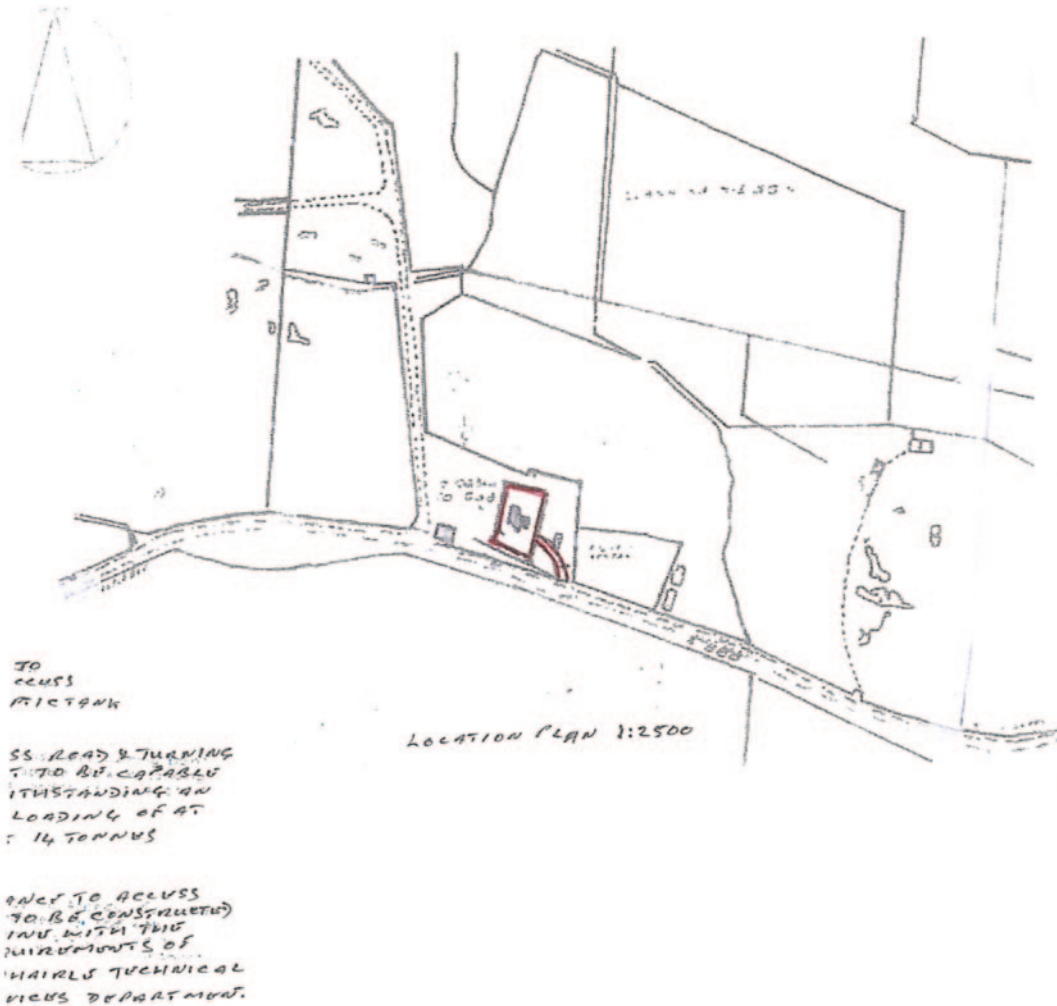
VIEWING By appointment with the selling agent.

ENTRY Entry available by mutual agreement.

PRICE Offers in the region of **£30,000**.

NOTES Visitors should take extra care whilst viewing the plot. The seller and their agents are not responsible for any person viewing the plot. Viewings are entirely at the viewers own risk.

DIRECTIONS From Castlebay, travel north on the A888 to Grean. The plot is located at the junction from the main road to the golf course and shore.



TATE - BARRA
D5 AREA (INVERNESS-SHIRE)
NO 5 GREAN
AN. BUILDING

091 207

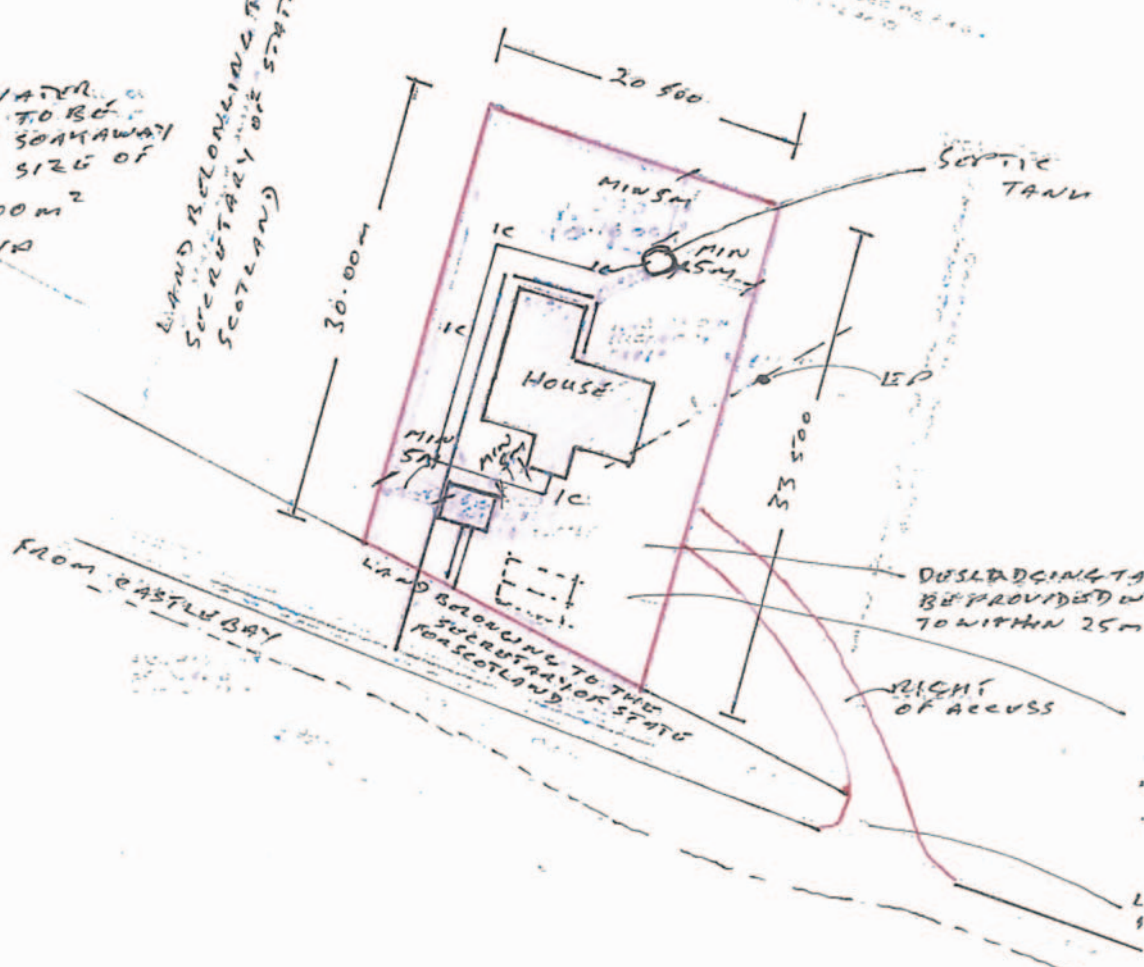


SURFACE WATER DRAINAGE TO BE PIPED TO A SOAKAWAY A MINIMUM SIZE OF 1.5m³ PER 100m² OF ROOF AREA

LAND BELONGING TO THE SECRETARY OF STATE FOR SCOTLAND

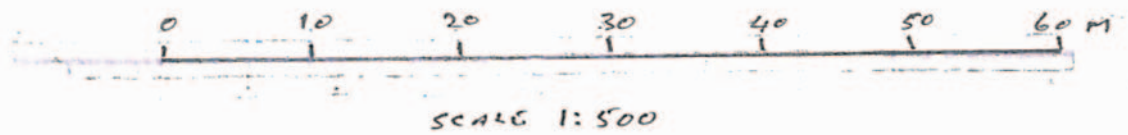
FROM CASTLE BAY

LAND BELONGING TO THE SECRETARY OF STATE FOR SCOTLAND



DISLADING TO BE PROVIDED WITHIN 25m

RIGHT OF ACCESS



Ref. No	257	A3
Plan No	584	P585 Rev A
Drawn		
Checked		
Date		

BARRA
WESTERN ISLES ISL
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WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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