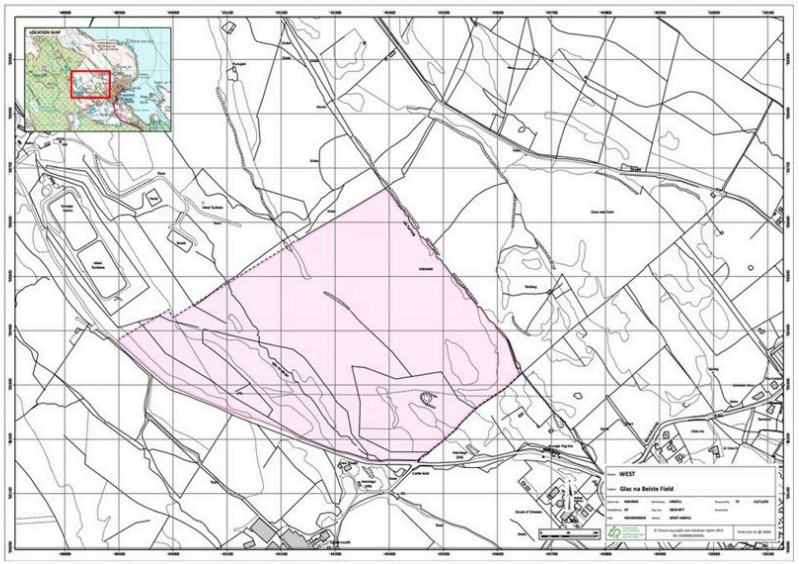

Glac Na Beiste, Tobermory, Isle of Mull, PA75 6RG
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Bell Ingram

Glac Na Beiste, Tobermory, Isle of Mull, PA75 6RG

Offers Over £70,000

Property Description

Glaic Na Beiste extends to approximately 51.89 acres (21.00 ha) and comprises 4 defined compartments of grassland with some areas of mixed native woodland, scrub, and natural regeneration.

Area 1
Approximately 35.80 acres (14.49 ha) of grassland. This land is registered for IACS for agricultural subsidies with 33.98 acres (13.75 ha) being eligible for Basic Payment.

Area 2
Approximately 6.75 acres (2.73 ha) of mixed native woodland/scrub. This land is registered on IACS but is not eligible for Basic Payment.

Area 3
Approximately 6.10 acres (2.47 ha) of unimproved grassland/scrub and woodland which encloses Scheduled Ancient Monument. This land is registered on IACS but is not eligible for Basic Payment.

Area 4
Approximately 3.24 acres (1.31 ha). This land is not registered on IACS.

Glac Na Beiste is located within a Rural Opportunity Area designated in the current Local Development Plan. The appropriate nature and scale of any development would however only be assessed by the Council through the submission and determination of a planning application.

Fencing

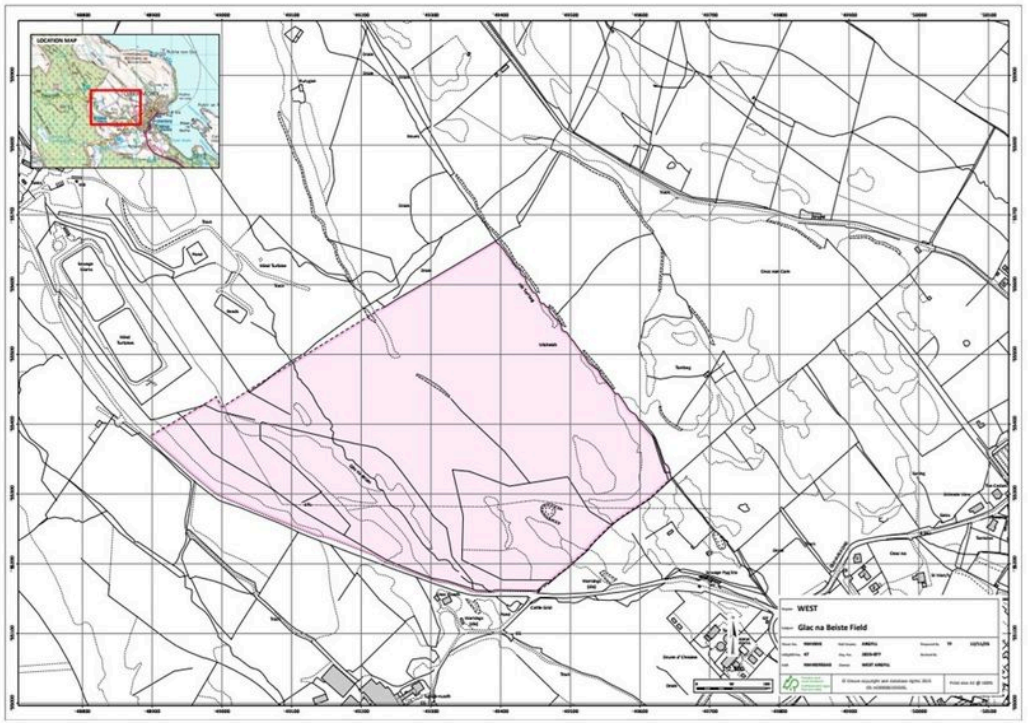
Boundary and internal fences are stockproof and in reasonable condition. The northern boundary of the site does not appear to be fenced.

Clawback Clause
In the event that a purchaser or any successor in the title, obtains planning permission for residential or industrial development on the subjects within 15 years from the date of sale, they shall be liable to pay Forestry and Land Scotland 50% of any uplift in the land's value resulting from such consent. Agricultural and forestry activities may be exempt.

It is anticipated that a closing date will be fixed in due course and we would advise prospective purchasers to register their interest with Bell Ingram LLP through a solicitor.

Plans

Approximate gross external area
51.89 acres



Location

Glac Na Beiste is situated close to the centre of the vibrant harbour town of Tobermory, within walking distance of local amenities. The town is a popular tourist destination and provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.

The Isle of Mull is the second largest island within the Inner Hebrides. The island is accessed via a regular car ferry service from Oban to Craignure. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available.

Details

Local Authority
Argyll and Bute

Tenure
Freehold

Services & Additional Information

Mains water is located at the southern boundary. Unenclosed watercourses provide water for grazing animals.

Possession
Vacant possession and entry will be given on completion.

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.

Viewings
Strictly by appointment through the sole selling agents.

Particulars and Photographs
December 2025

Enquire

Bell Ingram



Andrew Fuller

Oban

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Tax Calculator

Free Market Appraisal

View Digital Brochure

Property Search

View On Website

Viewing strictly by appointment

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