



## Plot 3, East of Seaview

Bonnavullin, Drimnin, Morvern, PA80 5XY

Guide Price £85,000

**Fiuran**  
PROPERTY



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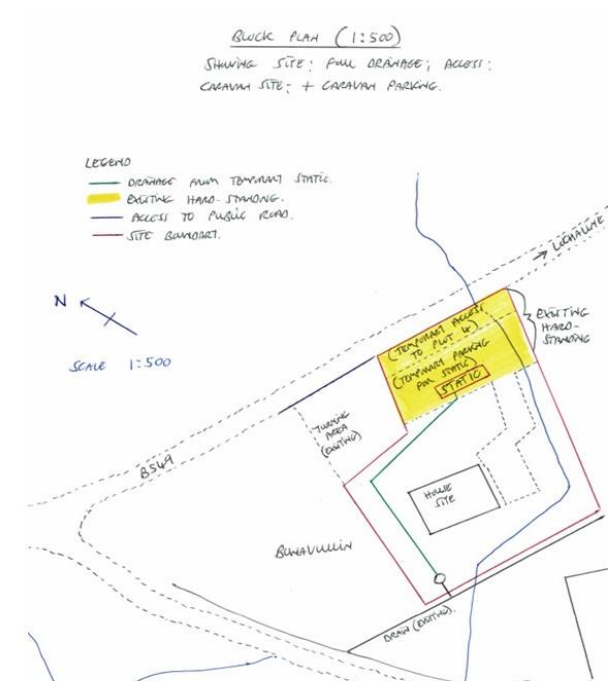
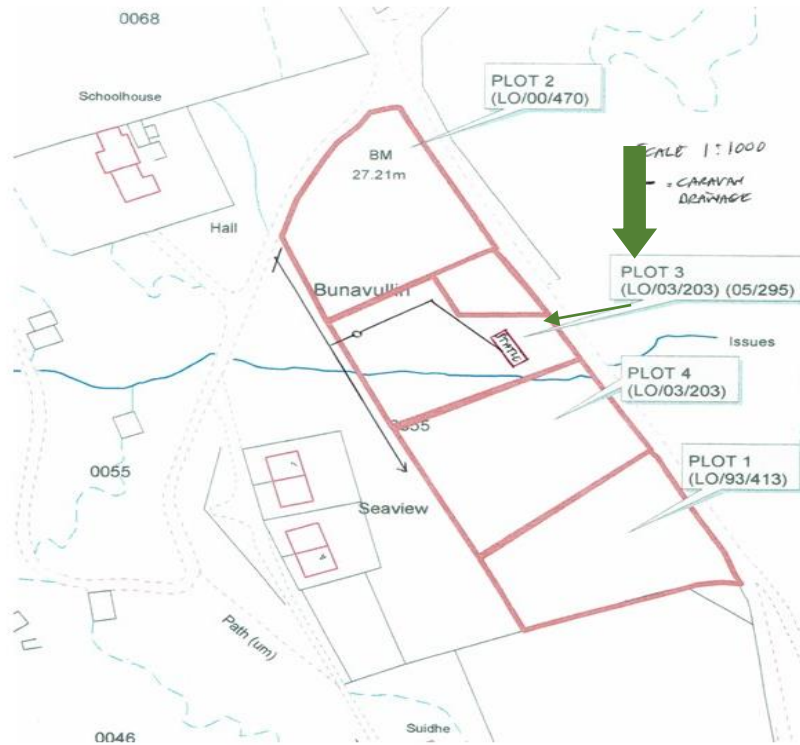
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Plot 3, East of Seaview is a very attractive Plot situated on the Morvern Peninsula in the scenic rural village of Drimnin. With stunning south facing panoramic views over the Sound of Mull towards Tobermory on the Isle of Mull and Ben More beyond. Set in a wonderful elevated position the subjects of sale present an opportunity to purchase a rare and much sought-after building plot, extending to approximately 0.323 acres (0.130713462 ha).

The site (outlined in red on page 3) comes with full planning permission for a 4 Bedroom detached dwellinghouse (as detailed on page 5). The site has also been granted planning permission for a static caravan, allowing the new owners to live on site (if required) while building their dream home.



## Site Location Plan





## LOCATION

This Plot is located in the picturesque rural crofting village of Drimnin, just 12 miles from Lochaline on the beautiful West Coast of the Highlands. The area is renowned for its unspoiled beauty, abundance of wildlife and white sandy beaches. Lochaline offers a well-stocked shop, several restaurants, hotel, medical centre, primary school and harbour. Secondary schools are located either in Strontian (by road) or Tobermory (by ferry). Larger towns, Strontian, Fort William, Tobermory and Oban are within easy reach by road and ferry and offer a wider range of shops and facilities. There is a car ferry to the Isle of Mull from Lochaline and a weekly pedestrian ferry from Drimnin to Tobermory. A local bus service operates from Monday to Friday (and Saturday in the summer) to Fort William, which is approx. 50 miles, amenities such as restaurants, shops, cafes, banks are all within easy reach.

## DESCRIPTION

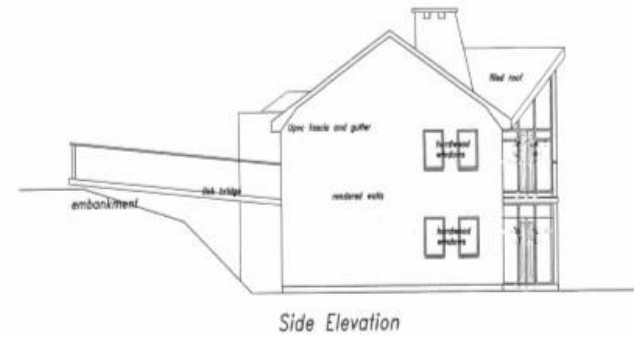
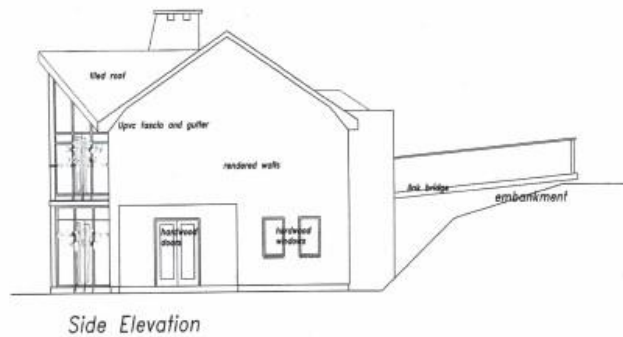
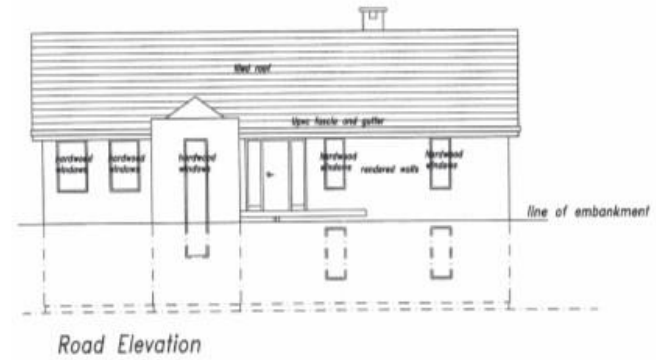
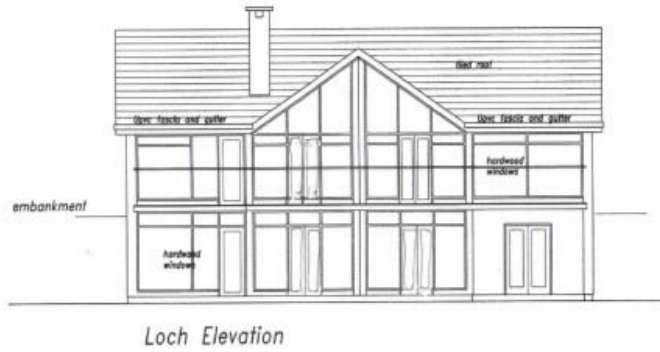
The site is approx. 0.323 acres (0.130713462 ha) and sits in a wonderful position with fine, open views looking over to the Isle of Mull. The site offers the purchaser a fantastic opportunity to live a rural lifestyle without feeling isolated.

## PLANNING PERMISSION

Full Planning Consent was granted in July 2006 under Ref: **22/03808/CLP**, pursuant to planning application reference **05/00295/REMLO**. Copies of the planning documents are available via this link [22/03808/CLP | Erection of house for which planning permission was granted in July 2006 pursuant to planning application reference 05/00295/REMLO, and access road which has been formed | New House Plot 3 Drimnin Oban PA80 5XY](#) |



## Elevation Images





## GENERAL INFORMATION

**Services:** Water supply & electricity consents, waste water discharge approval

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Site visit by appointment through the selling Agent.



## DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry. Turn left once over the ferry and continue for approx. 12 miles towards Strontian. Turn left at the head of Loch Sunart onto A884 signposted for Lochaline. Continue along this road for approx. 19 miles. On entering the village of Lochaline turn right signposted Drimnin B849. Continue ahead for approx. 12 miles. At the crossroad, go straight ahead and the plot is on the left-hand side before the crossroads and can be identified by the for sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

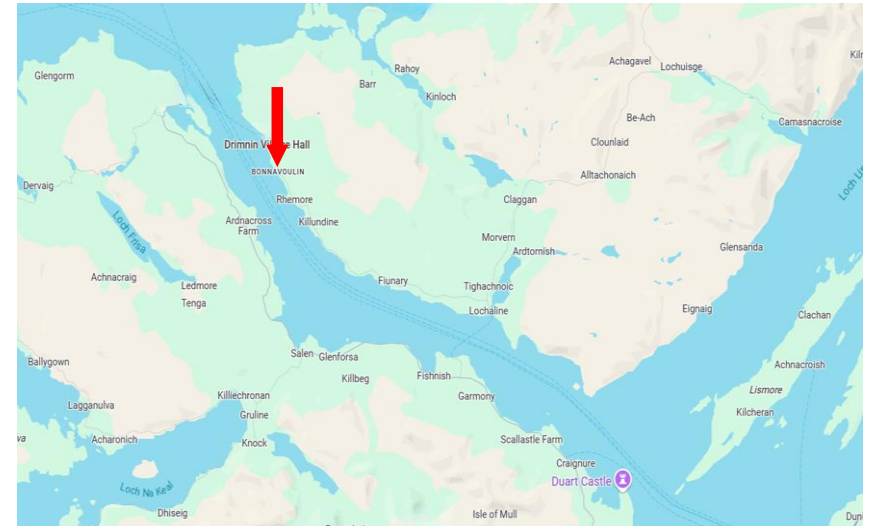
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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The Ferry leaving Lochaline heading for The Isle of Mull

