



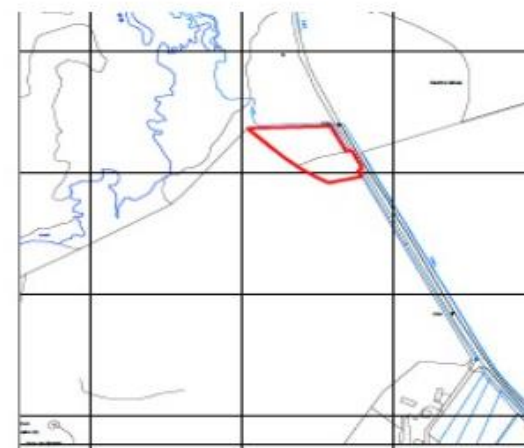
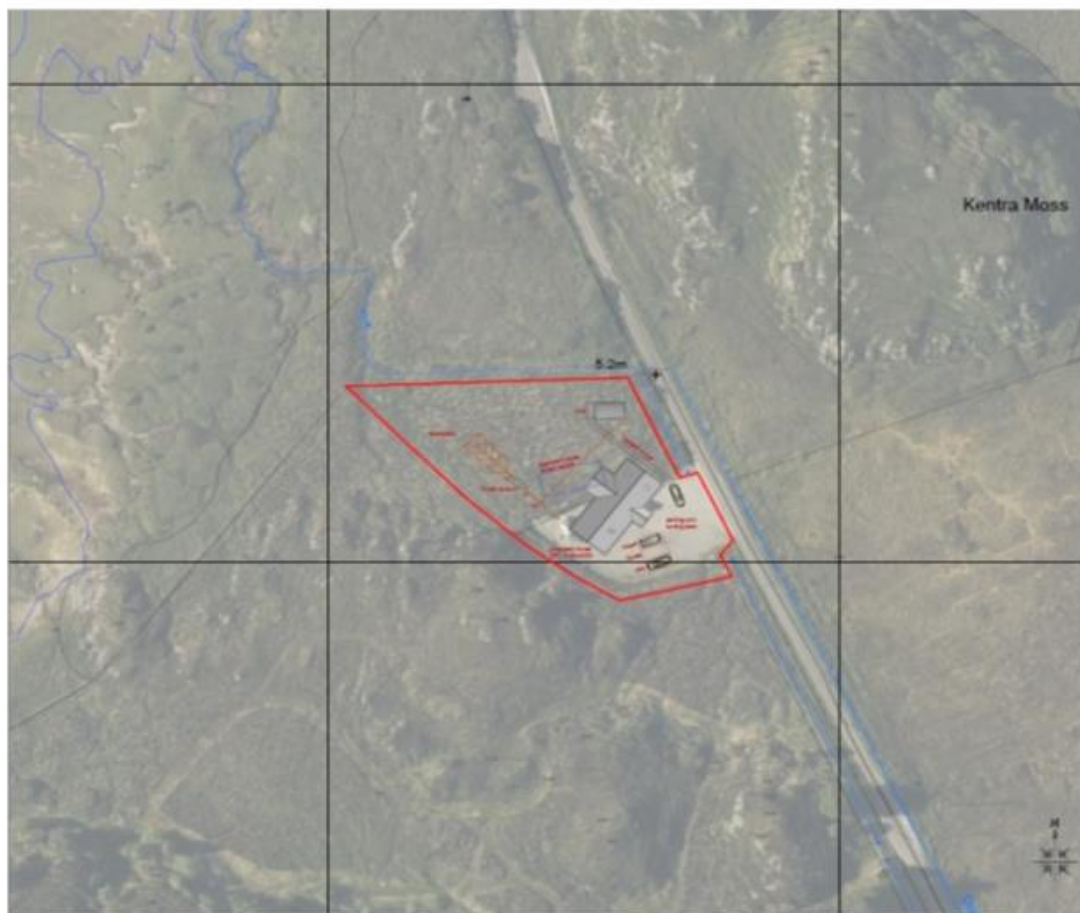
Plot - 270M North West of Duneira

Kentra, Acharacle, PH36 4LB

Guide Price £90,000

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PROPERTY

Site Layout Plan



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This very attractive level & serviced Plot is situated on the picturesque Ardnamurchan Peninsula in the small crofting township of Kentra, just 4 miles from Acharacle. Located in an elevated position over Kentra Bay and looking out towards Ben Resipole & stunning surrounding countryside. The subjects of sale present a rare opportunity to purchase a much sought-after plot, extending to approximately 0.45 acres (0.1821085 ha).

The Plot (outlined on page 2 above) comes with full planning permission for a substantial detached dwellinghouse, (as detailed on page 4) full details can be found under planning reference 24/04760/FUL.





Elevation & Floor Plan

LOCATION

This stunning Plot is located in the picturesque and delightful area of Kentra, which is just 4 miles from Acharacle. This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and a ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

DESCRIPTION

The plot extends to approx. 0.45 acres (0.1821085ha). It sits in a wonderful position above Kentra Bay. With fine open views of the Scottish Highlands, this plot benefits from a uniquely tranquil & peaceful setting surrounded by spectacular scenery. This plot offers the purchaser a fantastic opportunity to live a rural lifestyle without feeling isolated.

PLANNING PERMISSION

[24/04760/FUL | Erection of house \(amended design from 23/03889/FUL\) | Land 270M North West Of Duneira Kentra Acharacle](#)



GENERAL INFORMATION

Services: Electricity, water & drainage to septic tank on site

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: Viewing strictly by appointment through the selling Agent.



DIRECTIONS

From Fort William take the A82 to Corran Ferry. Once over the ferry turn left at Ardgour (A861). Continue to Strontian approx. 14 miles. Follow the road through Strontian on to Acharacle approx 11 miles, at the crossroads, turn left signposted Kentra B8044. Follow this road for approximately 2 miles and the plot is on the left-hand side 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).

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.



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