

Plot 1 & 2, North East of Nightingale House, Arisaig



Superb area of land extending to approximately .94 acre with absolutely stunning views towards the Isle of Eigg, the Rhu Peninsula, Arisaig Bay and Archipelago.

The land provides an exciting opportunity in an extremely sought after and elevated position above the Bay.

There is outline planning permission for two dwellings that could provide for a family home and a further detached house with income/letting potential.

PLOTS ARE TO BE SOLD AS ONE LOT



OFFERS OVER £285,000

LOCATION

Arisaig is a small, tranquil village, with a vibrant local community and thriving tourism on the beautiful Road to the Isles on the West Coast of Scotland. It is easily accessible with road links to Fort William, Oban, Inverness and Glasgow via the A82, rail and bus links to Glasgow, Edinburgh, Inverness and London, as well as ferry links to the small Isles from Arisaig itself, and the Isle of Skye and Inner Hebrides from the busy Port of Mallaig, just 7 miles away.

The village is well served with the benefit of a wide range of amenities and facilities including a Hotel with Bar, Restaurant and lively music scene, a well-stocked Village Shop, two Cafés, a Village Hall, Community Heritage Centre, the Train Station through which the Jacobite Steam Train [aka Hogwarts Express] passes four times a day during the summer months, Yacht Marina and Boat Yard. The Marina is a short walk from the plot and offers secure moorings within the bay which are available to both seasonal and visiting vessels. It also operates a ferry to the small Isles during the summer months as well as wildlife cruises.

An excellent small Nursery & Primary School is within walking distance and a free bus service is available for senior pupils travelling to Mallaig High School just 7 miles away.

Arisaig is famed for its spectacular coastal scenery and footpaths. It lies just 2 miles south of the beautiful sandy beaches at Traigh and Traigh Golf Course, and a further mile or so to the stunning white beaches at Silver Sands and Camusdarach. .

It should be noted that both plots will be sold as one lot.

LOCATION: Plots 1 & 2 North East of Nightingale House, Arisaig, PH39 4NJ

On leaving Fort William Town Centre head North to the Distillery Roundabout and turn left onto the A830. Continue through Glenfinnan and Lochailort until reaching the second left hand turn sign posted for Arisaig Village. Drive 100 meters down the hill on the A830 and take the first turning on the left. The plots are accessed from the driveway of Downey Birch House, the first turning on the left. Parking has been agreed in-front of the Old Stone Barn.



PLOT

McIntyre & Company are delighted to be marketing development land right in the heart of Arisaig Village. This exceptional village location site has outline planning permission for two dwellings in an extremely sought after and elevated position above the Bay. Details of the Outline Planning Permission can be found on the Highland Council Website:

https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

under planning references: 21/00303/PIP & 21/00302/PIP.

Plots are adjacent to each other and for planning purposes have been divided into two, an area of .57acre and .37acre. It should be noted that access to the plots will be the full responsibility of the purchaser and will include any landscaping and boundary fencing.

The successful purchaser will also be required to satisfy themselves on the availability of services of drainage, sewage and electric. However, mains electricity is close by and connections to neighbouring sewage may be considered if there is adequate capacity.

The plot area .37 has a south facing aspect and benefits from spectacular views towards the Isle of Eigg, the Rhu Peninsula and Arisaig Bay.

It should be noted that both plots will be sold as one lot.





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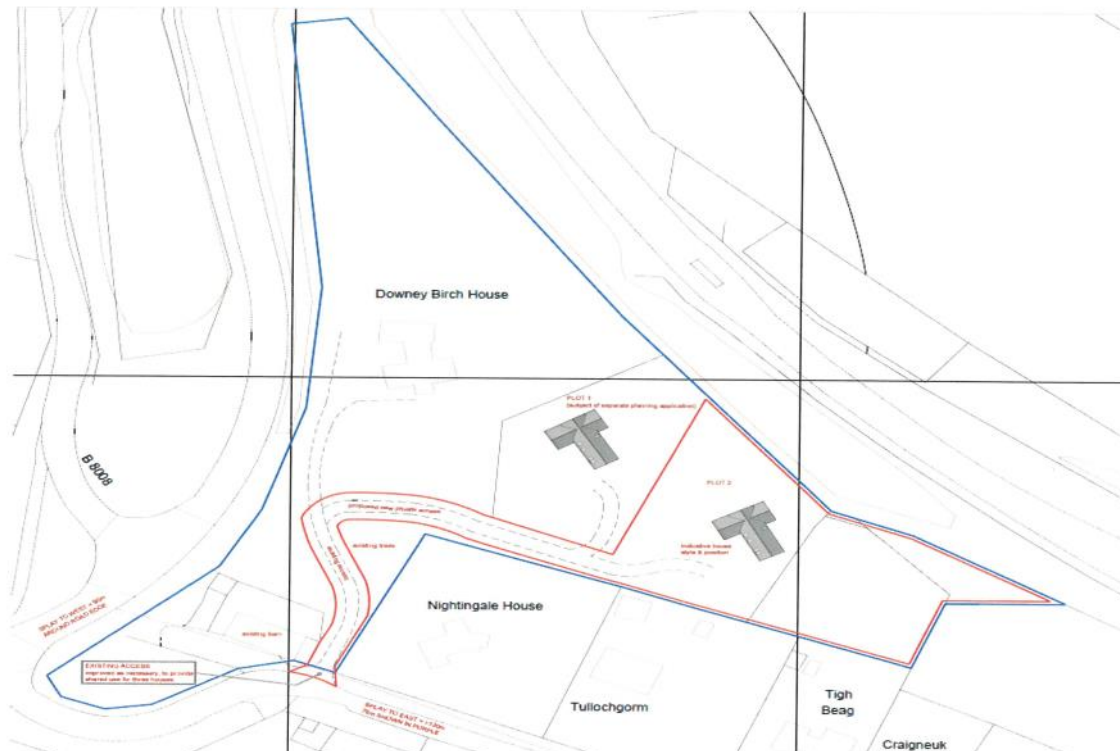
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Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.



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