



MacPhee & Partners

Plot at Tougal, Morar, PH40 4PD



OFFERS OVER: £98,000

- Elevated Building Plot
- Stunning Views, over the white sands, to Morar Bay
- Idyllic Coastal Location, close to Morar Village
- Full Planning Permission for a Detached Property
 - Services Available Close to Site
 - Around 0.15 Acres

The sale offers an excellent opportunity, to purchase an elevated building plot, located in the desirable coastal township of Tougal in Morar, and located only a short walk from the famous Silver Sands of Morar. Enjoying stunning views over the white sands to Morar Bay, the plot extends to around 0.15 acres and benefits from Full Planning Permission for a detached property, which has been Architecturally designed.

Location

Tougal is a small coastal settlement situated some two miles from Morar, which is a popular West Coast village, situated on the road between Fort William and Mallaig - "The Road to the Isles". With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has an hotel, church, etc with further facilities being available at Mallaig and Fort William - to which there is a link by both road and rail.

Planning Permission

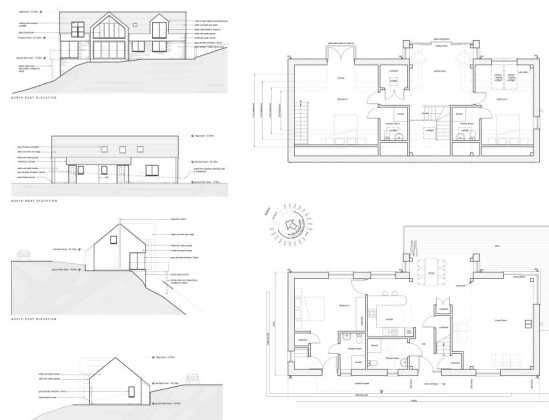
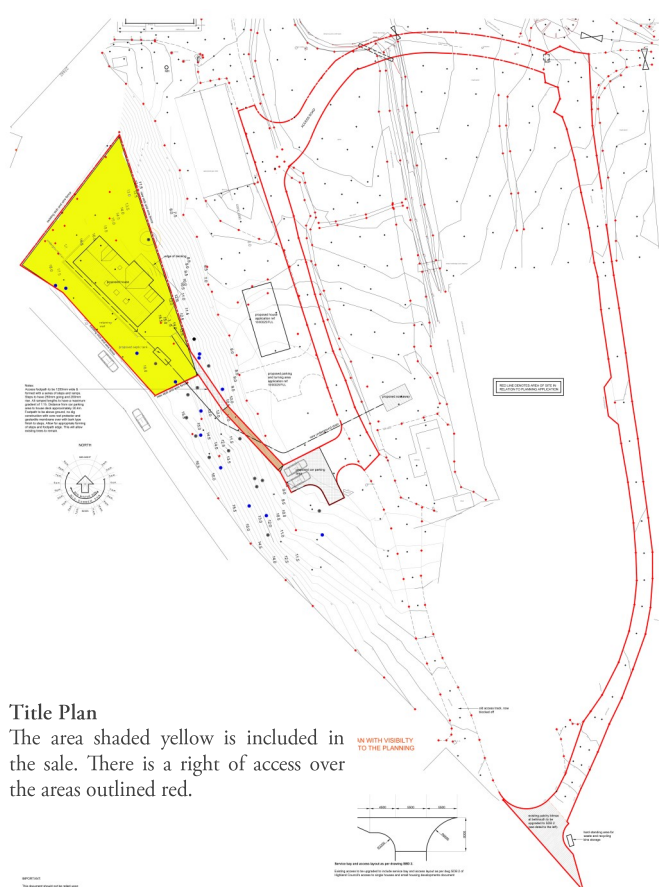
Full Planning Permission was granted on 2nd February 2022 (Ref:21/04714/MSC) for the erection of an Architect designed, detached house. Copies of this Planning Permission and approved plans are available on the Highland Councils (www.hIGHLAND.gov.uk) website or on request with the selling agent.

Services

It will be the purchaser's responsibility to connect to the services. Electricity and water will be to the mains supply nearby the site, whilst drainage will be to a private septic tank, to be installed by the purchaser, within the grounds.

Travel Directions

Travelling from Fort William on the A830 road, proceed for 37 miles. Turn left on to the B8008 where signposted 'Camusdarach and Tougal' just before the Morar turning. Proceed down the road for approximately half a mile. Pass the public toilet and the access to the plot is the second turning on the right hand side. Follow this road around and the plot is on the right, as show on the location plan.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee & Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3).