



MacPhee & Partners

Plot at Sandaig, Knoydart, PH4 1 4PL



PRICE GUIDE: £98,000

- Desirable Building Plot
 - Site Extending to around 1.7 Acres
 - Stunning Location with Views to Loch Nevis
 - Situated on the Western Peninsula of Knoydart
- Planning Permission in Principle for Erection of a Detached House
 - Off-Grid Lifestyle Opportunity

Situated, in an elevated position, in the Sandaig area of Knoydart, and enjoying stunning views over Sandaig Bay to Mallaig, Eigg, Rum and Skye, the sale of this desirable plot, offers a rare opportunity to purchase an off-grid site, which benefits from Planning Permission in Principle. The plot extends to around 1.7 acres.

Location

The plot occupies a truly enviable setting, on the western peninsula, of Knoydart. Knoydart itself is accessed via ferry from Mallaig to Inverie, with services running daily and all year round. The main community of Inverie, which lies on the northern shores of Loch Nevis, has a pub, community shops, guest house, restaurants, post office, coffee shop and a primary school. The village thrives on tourism with holiday cottages, campsites, horse riding and various other outdoor pursuits, at the heart of the community. The fishing town of Mallaig, home to the mainland port, provides a range of shops, hotels, restaurants, schools, convenience stores and access to the national rail network. Further shopping, including larger supermarkets, leisure facilities and access into the Highlands can be found in Fort William, located approximately 45 miles to the east of Mallaig.

Planning Permission

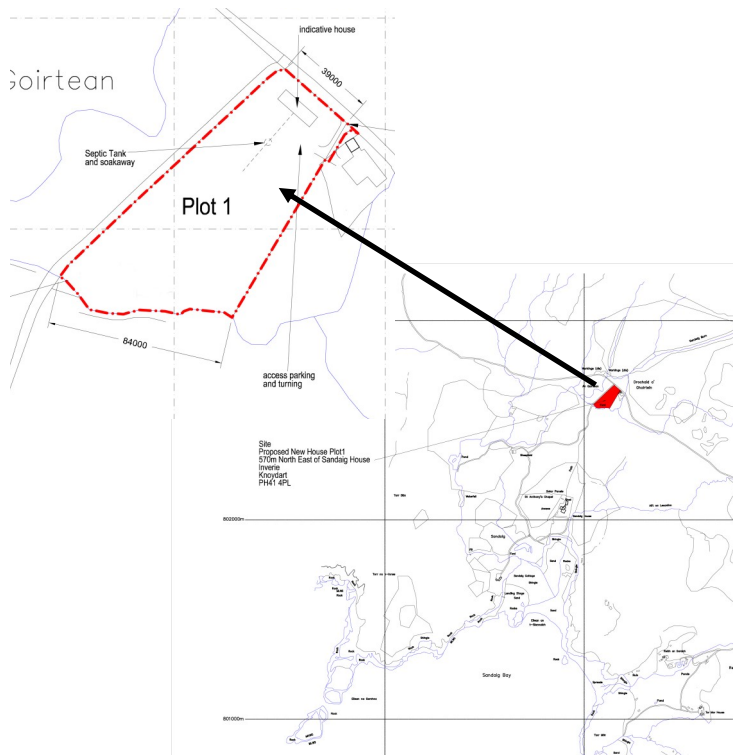
Planning Permission was granted on 24th September 2021 (Ref: 21/03838/PIP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Highland Council Planning website - www.highland.gov.uk.

Services

The site is totally off-grid and will be sold as such. Electricity will be required to be generated from the purchasers desired source - a solar system etc. Water and drainage will be private. There is spring to the rear of the site.

Travel Directions

Knoydart is accessed by daily fast passenger ferries and water taxis from Mallaig, which operate several sailings a day all year round (25 min crossing over a sheltered sea loch). The plot is located on the western edge of the peninsula, around 5 miles from the ferry pier.



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