



PLOT AT GLENANCROSS | MORAR | by MALLAIG | PH40 4PN

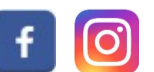
OFFERS OVER: £200,000

Enjoying a most desirable location and situated a short walk from the famous Camusdarach beach, the subject of sale forms a generous building plot, benefiting from Full Planning Permission for a bespoke, contemporary architect-designed property, with views to the surrounding countryside and sea. The plot, which has had a meaningful start made with foundations and some steel work in place, offers a rare opportunity to purchase an exciting and unique project in a most sought-after area, and extends to approximately 0.69 acres, with services close by.

Glenancross is located 5 miles from Morar, 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 a primary school, shops, hotel, garage, church, etc with further facilities being available at Arisaig, Mallaig and Fort William - to which there is a link by both road and rail. Travelling by road, Mallaig is around 45 minutes from Fort William. Secondary schools are available in both Mallaig and Fort William.

- Prime Building Plot
- Countryside & Sea Views
- Idyllic Desirable Location
- Full Planning Permission for Bespoke Architect-Designed Property
- Foundations and Steel Work in Place
- Services Available Close to Site
- Around 0.69 Acres

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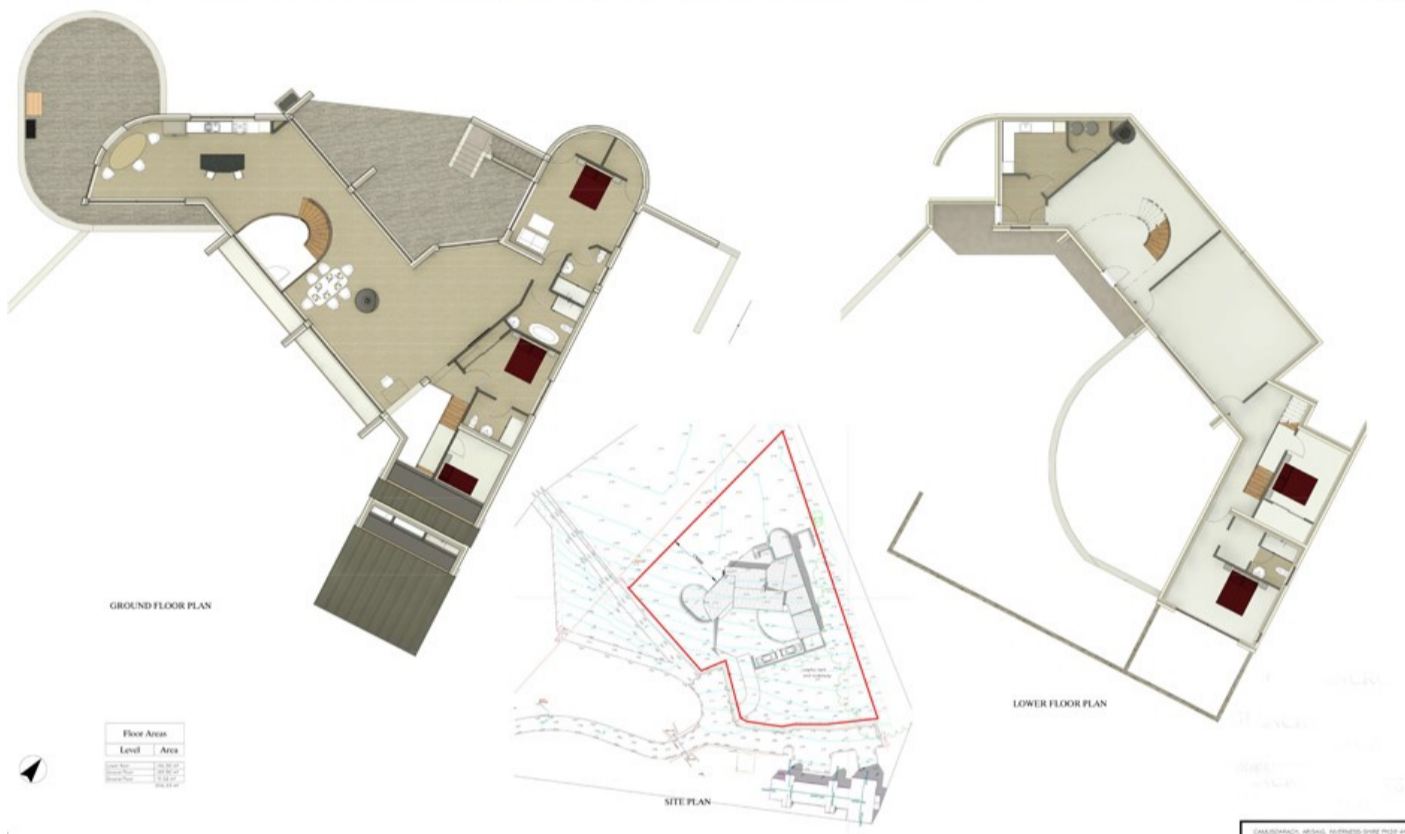


PrimeLocation.com



Planning Permission

Full Planning Permission was granted on 24th December 2021, Reference: 21/04830/FUL, for the erection of one detached house. The artist impressions show the property complete, copies of the Planning Permission, and approved plans, are available on the Highland Councils website or by request with the selling agent.



Services

At present, the build has been completed to above foundation level with some of the structural steel work in place, making it an ideal project for the new owner. Water and electricity are close by for connection. Drainage will be to a septic tank or similar, to be installed by the purchasers.

Site Plan

The area outlined red is included in the sale.

Travel Directions

Travelling from Fort William, turn left on to the A861 "Road to the Isles" to Mallaig. Continue on this road for 39 miles, turning left where signposted Camusdarach and Tougal, B8008. Follow this road for approximately 1.3 miles. Glenancross Farm is located on the left just after Camusdarach beach car park. Pass the house and continue ahead on this road. The plot is located to the left hand side directly across from the "Donald Row" properties.



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 and Partners. 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 5).

