



## CROFT 4 MALLAIG BHEAG | MALLAIG | PH41 4QN



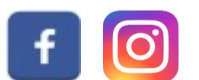
### OFFERS OVER: £130,000

The sale of Croft 4 offers a rare opportunity to purchase a charming Owner Occupied croft, with a decrofted building plot, which extends to around 4.53 acres. The croft, which forms part of the hillside at Mallaig Bheag, enjoys stunning views towards the Sound of Sleat, to the Cullins of Skye and Knoydart. The current owners have demolished the original croft house and now have Full Planning Permission for an architect designed, four bedroom, detached property. The sale offers a real lifestyle prospect for the successful purchasers in a much sought-after area.

Mallaig Bheag is a small scattered settlement located minutes from the main village of Mallaig, which is a popular west coast village, situated at the end of the "Road to the Isles" from Fort William to Mallaig. With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands. Ferries operated by Caledonian MacBrayne and Western Isles Cruises sail from the port to Armadale on the Isle of Skye, Inverie in Knoydart, and the Isles of Rùm, Eigg, Muck, and Canna. The village itself has hotels, restaurants, shops, superb bakery, gallery, primary and secondary schools, while further facilities are available in Fort William, to which there is a link by both road and rail, including the Jacobite Steam Train.

- Charming Owner Occupied Croft
- Stunning Sea Views
- Idyllic Location & Lifestyle Opportunity
- Full Planning Permission for Detached Property
- 4.53 Acres Owner Occupied Croft Land
- Services Close-by for Connection

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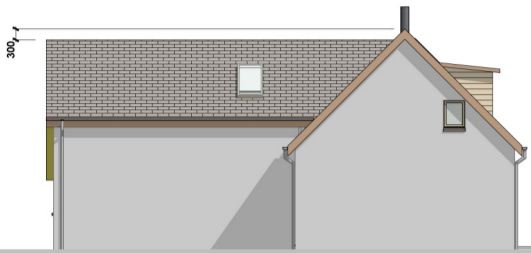
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NORTH EAST ELEVATION



### Planning Permission

Full Planning Permission was granted on 31st July, Reference: 22/04857/FUL, for the demolition of croft house, and erection of house and associated works. Copies of the Planning Permission, and approved plans are available on the Highland Councils website or by request with the selling agent.

### Services

It will be the purchaser's responsibility to connect to the services. Mains electricity and water are located on site however, whilst drainage will be to a septic tank to be installed by the purchasers.

### Croftland

The whole title is outlined red on the title plan and extends in total to approximately 4.53 acres (1.84 hectares). Area 1, coloured green, shows the area which has been de-crofted for a house site, extending to 0.39 acres (0.16 hectares). The croft is registered in the Crofting Register under schedule number I1479. Useful link: [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)

### Travel Directions

From Fort William travel on the A830 for approximately 45 miles (about 1hr) to Mallaig. When entering the fishing village of Mallaig follow the road along East Bay, up the hill and turn left where signposted, Mallaig Bheag. On entering Mallaig Bheag, the croft and plot is located on the right hand side, as show on the title plan.

### Title Plan

The area outline red shows the Owner Occupied croftland for sale. The area shaded green shows the location of the de-crofted house site.



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)'.