



LAND AT CAMUS-NA-CHOIRK | STRONTIAN | ACHARACLE | PH36 4HX



PRICE GUIDE: £450,000

The subjects for sale offer an exciting and rare opportunity to purchase extensive land with loch frontage, in the idyllic and secluded coastal location of Camus-na-Choirk, on the Ardnamurchan peninsula. Enjoying one of the most impressive locations on the West Coast of Scotland, the land boasts stunning direct loch and countryside views and equates to around 83.8 acres, comprising natural ground, mature trees and planting.

Please note, this land has SSSI status, under Sunart SSSI, part of Sunart Special Area of Conservation (SAC) - further information is available from the following links:

<https://digital.nls.uk/pubs/e-monographs/2020/216586066.23.pdf>

<https://sitelink.nature.scot/home>

Situated in a most desirable location near the attractive village of Strontian, the sale offers some of the most unspoilt and spectacular Highland coastline scenery on the shores of Loch Sunart, an area of outstanding beauty on the dramatic Ardnamurchan peninsula. The village itself has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William some 25 miles distant. The land is well placed to take advantage of the numerous leisure and pleasure activities the region has to offer. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, kayaking, and fishing to name but a few.

- Expansive Area of Land in Idyllic Coastal Location
- Direct Loch & Countryside Views
- Around 83.8 Acres of Land with Loch Frontage & Shoreline
- Natural Land, Mature Trees & Planting
- SSSI Status

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 702200

estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy



From Fort William take the A82 south for approximately 8 miles, turning right where signposted Corran Ferry. Take the Corran Ferry and on leaving the ferry, turn left on to the A861 and proceed on this road for approx 12 miles to Strontian. When entering Strontian pass the Strontian Hotel, cross the small bridge, bear left and proceed for 3.5 miles. The entrance to the land is located on the left hand side, immediately after the stone bridge, signposted Allt Camus a Choirk.



Title Plan

The area shaded pink only indicates the title for sale and equates to around 83.8 acres.

The map shows a coastal area with a large pink-shaded region. Key features include:

- Locations:** Rubha nam Feannag, Camusaine, Camuschoirk Cottage, Camus Crook Croft, Sheepfold, Eilean Mo?r, Glas Eilean.
- Infrastructure:** Road with lay-by, Track, Drain.
- Water Features:** Sea, Doirinn (river), Rock, Saltings, Eilean Mo?r.
- Measurements:** 4m, 23m, 23m, 11m, 22m, 38m, 36m.
- Other Labels:** MS, FB, Shingle, Spreads, MHWS, MLWS.

The area shaded pink only indicates the title for sale and equates to around 83.8 acres.



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').