



PLOTS 1 & 2 | PORTUAIRK | KILCHOAN | PH36 4LN

GUIDE PRICE: £150,000 PER PLOT

An extremely rare opportunity to acquire one, or indeed two, building plots in one of the most scenic and tranquil coastal areas in the West Highlands, Portuairk on the picturesque Ardnamurchan peninsula. The plots occupy a prime position, adjacent to the magnificent sandy shore and enjoying spectacular, unspoiled views towards the Atlantic and the Small Isles beyond. Each plot benefits from Planning Permission in Principle for the erection of a house, with Plot 1 extending to 0.51 acres and Plot 2 0.36 acres. Plots in this beautiful part of the west coast seldom become available for sale.

Portuairk, known as the most westerly settlement on the British Mainland, is a picturesque crofting township situated on the Ardnamurchan peninsula which is famed for its natural rugged beauty and wildlife. Overlooking Sanna Bay, the township is visited by walkers and scenery enthusiasts, with views of Skye and the Small Isles - Rum, Eigg, and Muck. The main village of Kilchoan is around 4 miles away and has a shop/Post Office, hotel, café, primary school, large Community Centre etc. In addition, there is a direct ferry link to Tobermory on the Isle of Mull.

2 Extremely Desirable Plots

Most Desirable Location

Stunning Beach & Sea Views

Planning Permission in Principle for Detached Dwellinghouses

Services available for Connection Nearby

Around 0.36 Acres & 0.51 Acres

MacPhee & Partners

Airds House

An Aird

Fort William

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Plot 1 (area around 0.51Acres)

Planning Permission in Principle was granted on 23rd Feb 2024 (Ref:22/05493/PIP) for the erection of a house. Copies of the planning permission are available on the Highland Council Planning website - www.highland.gov.uk.

Plot 2 (area around 0.36 Acres)

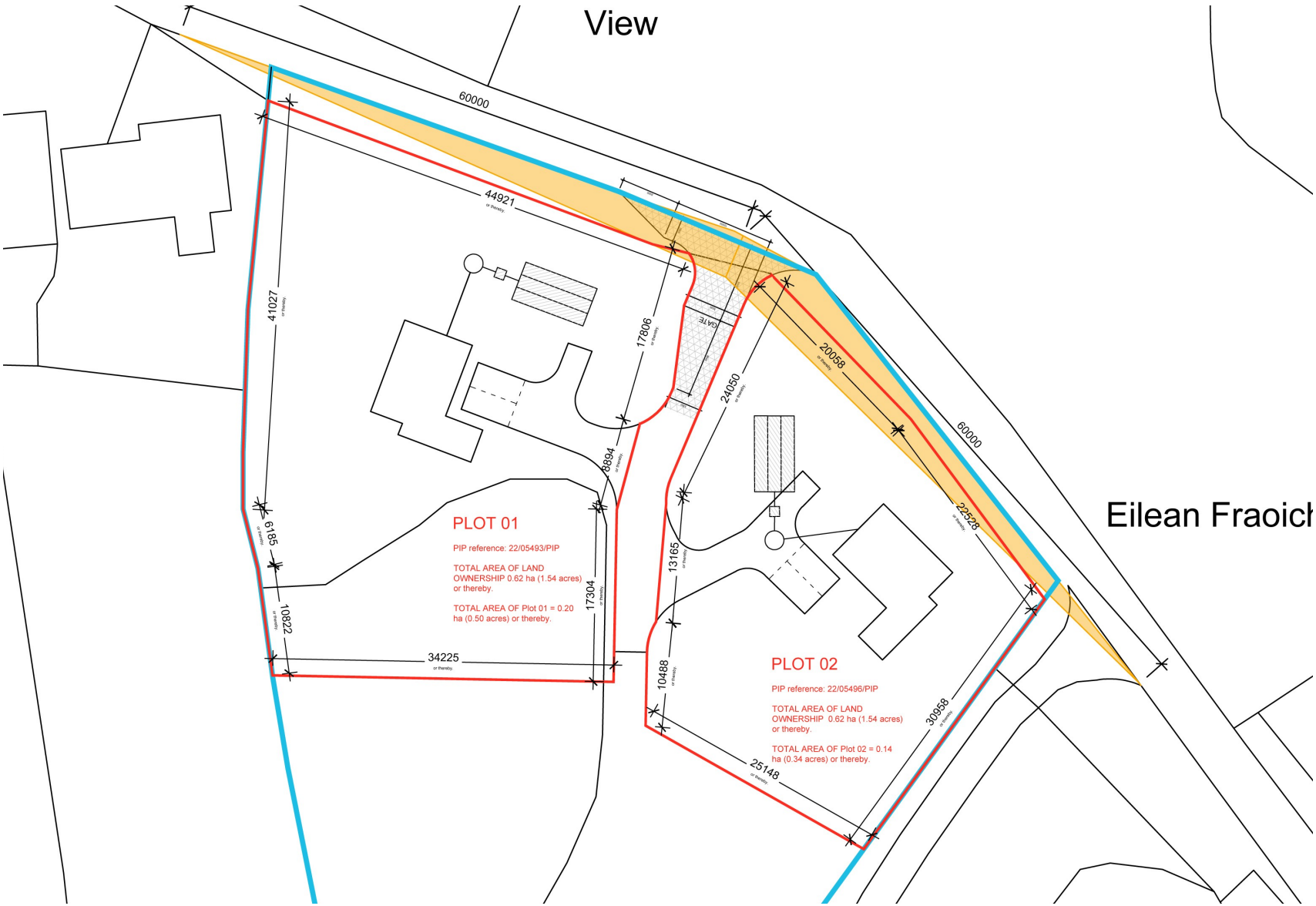
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Services

All services are located close by for connection. There is mains electricity and water. A septic tank, or the like, will be require to be installed by the successful purchasers and it will be up to the purchaser to connect to the services also.

Travel Directions

From Fort William take the A82 south for 8 miles to Corran Ferry. When exiting the slipway turn left and follow the A861 for 24 miles to Salen. At Salen junction turn left, onto the B8007 signposted to Kilchoan and continue for 18 miles. When entering Kilchoan follow the road ahead, turning right where sign posted Portuairk. At Achosnich, continue ahead to Portuairk. Follow the road down the hill, bearing left at the bottom and the plots are located towards the end of the road on the left hand side.



Site Plans

Both the sites for sale are outlined red on the plan.

Plot 1

Plot 1 extends to around 0.51 acres.

Plot2

Plot 2 extends to around 0.36acres.



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 6)'.