



# MacPhee & Partners

Plot at Rowanbank Steading, Lochaline, PA80 5XT



**GUIDE PRICE: £80,000**

- Prime Building Plot
- Stunning Location with Views to The Sound of Mull
  - Large Site Extending to around 0.39 Acres
- Planning Permission in Principle for Detached House
- Includes a Former Steading Building (with Lapsed Planning)
  - Services Close by for Connection



Situated within the West Coast community of Lochaline on the picturesque Morvern Peninsula, the sale of the plot at Rowanbank Steading offers a superb opportunity to acquire a prime building plot with stunning views over the surrounding countryside towards the Isle of Mull. Extending to around 0.39 acres, the plot benefits from Planning Permission in Principle for a detached dwellinghouse. The sale also includes a former steading building which previously benefited from Planning Permission, Ref 10/03980/PIP.

### Location

Located on the picturesque Morvern Peninsula, an area of spectacular scenery and famous for its walking and wildlife, the property is located centrally in the village of Lochaline. Lochaline itself is a small coastal village with a shop, restaurant, health centre and primary school, while secondary schools are available in both Strontian and Tobermory. Further facilities and amenities are available in Mull, Strontian, Fort William and Oban. Its location means that it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer. The construction of the pontoon in Lochaline is of great benefit, allowing boats to berth safely and give access to the shore, as well as the Dive Centre.

### Planning Permission

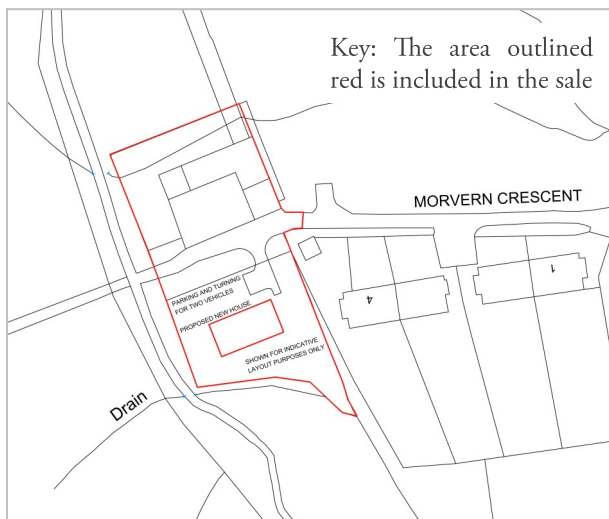
Planning Permission in Principle was granted on 22nd October 2019 (Ref: 19/03042/PIP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Highland Council Planning website - [www.highland.gov.uk](http://www.highland.gov.uk).

### Services

It will be the purchaser's responsibility to connect to the services. Mains electricity, water and drainage are located nearby.

### Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour turn left and follow the road towards Strontian and branch left at the head of Loch Sunart over the hill to Lochaline. On entering Lochaline follow the road past the Medical Centre and turn right into Morvern Crescent. Continue to the end of Morvern Crescent, the steading and plot are located directly in front.



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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 3).