



MacPhee & Partners

Plots at Tom - Nan - Moine, Kilchoan, Acharacle, PH36 4LH



PRICE GUIDE PER PLOT: £45,000

- Two Prime Building Plots
- Views towards the Surrounding Countryside & The Sound of Mull
- Planning Permission in Principle for Two Detached Properties
 - Services Available Close to Sites
 - Each Plot Around 0.29 Acres



The sale offers an excellent opportunity to purchase two, prime building plots, which enjoy views towards The Sound of Mull and the surrounding countryside. Benefiting from Planning Permission in Principle for two detached houses, the plots extend to around 0.29 acres each.

Location

Kilchoan is a picturesque crofting village on the Ardnamurchan peninsula which is famed for its natural rugged beauty and wildlife. Approximately 60 miles west of Fort William, Kilchoan village has a shop/Post Office, petrol station, primary school, large Community Centre etc. In addition there is a ferry link to Tobermory on the Isle of Mull. The plot's location on this most attractive area of the Highlands means that they are well-placed to take advantage of the many leisure and pleasure activities which the area has to offer.

Planning Permission

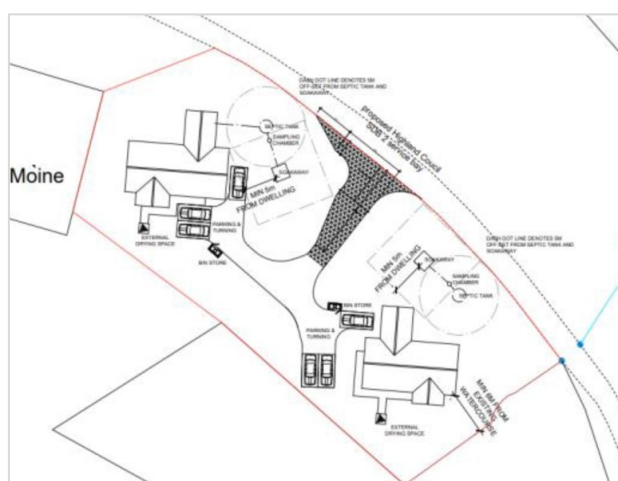
Planning Permission in Principle was granted on 16th August 2021 (Ref: 21/03029/PIP) for the erection of two detached houses. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

Services

It will be the purchaser's responsibility to connect to the services. Electricity, water and drainage will be to the mains supply, nearby the sites.

Travel Directions

From Fort William take the A82 south to Corran Ferry. When exiting the slipway turn left and follow the A861 to Salen. At Salen junction turn left onto the B8007 to Kilchoan. When in Kilchoan, turn left where signposted Sanna and continue on this road for around 1 mile, passing the row of properties at Glebe Hill on the left hand side. The plots are located thereafter on the left hand side.



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).