



MacPhee & Partners

Plot 3, Glenuig, Lochailort, PH38 4NG



PRICE GUIDE: £68,000

- Prime Building Plot
- Views towards Glenuig Bay
- Desirable Rural Location
- Outline Planning Permission
- Each Plot Approximately 0.25Acre
- Services available for Connection Close by



MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL

Tel: 01397 702200
Fax: 01397 701777
www.macphee.co.uk
property@macphee.co.uk

A unique opportunity to purchase a desirable building plot, situated in the coastal village of Genuig, with stunning views towards Genuig Bay, the Sound of Arisaig and the surrounding countryside. The subject of sale extends to approximately 0.25 of an acre and benefits from Outline Planning Permission in perpetuity.

Location

The subjects of sale are situated above the small coastal village of Genuig, which is famed for its rugged beauty, beaches and outstanding views of the Sound of Arisaig towards the Small Isles of Eigg, Muck, Rum and Canna. Genuig has a hotel, shop / post office and village hall with further amenities available in Acharacle (12 miles), Mallaig (32 miles) and Fort William (38 miles).

Planning Permission

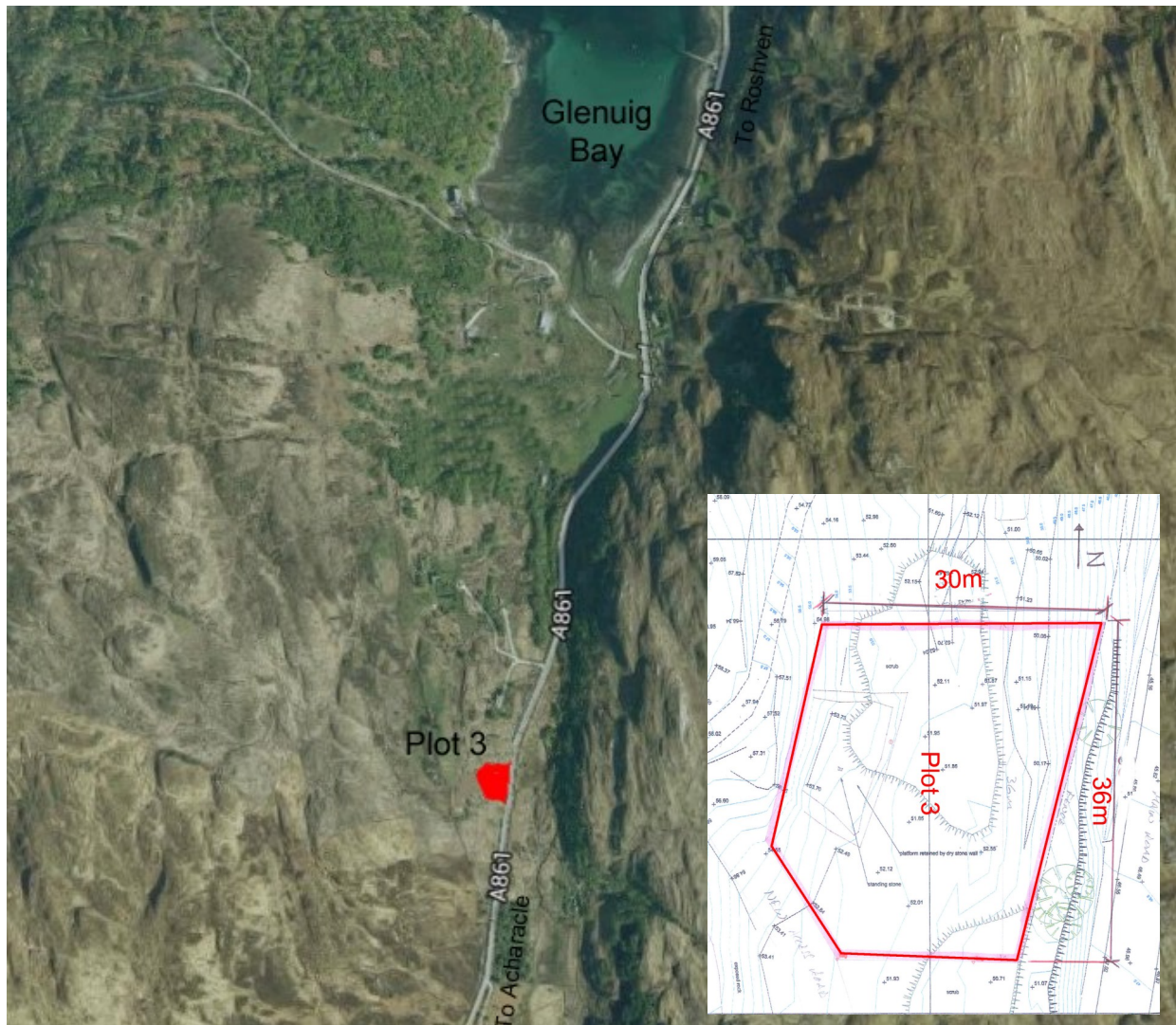
Outline Planning Permission was granted on 19th May 2006 for the erection of a dwellinghouse of traditional design and finish. A copy of the permission is available to seriously interested parties, from the selling agent.

Services

It will be the purchaser's responsibility to connect to the services, however, electricity and water are located close to the site. Drainage will be to a septic tank.

Travel Directions

Travelling from Fort William on the A861 road to Mallaig, turn left at Lochailort and proceed for approximately 8 miles to the village of Genuig. The plot is approximately half a mile past the turning to Genuig Inn on the right hand side of the A861.



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 1).