



# MacPhee & Partners

## Plot at Glenancross, Morar, PH40 4PD



**GUIDE PRICE: £80,000**

- Prime Building Plot
- Countryside Views
- Idyllic Semi-Rural Location near Camusdarach Beach
- Planning Permission in Principle for Detached Bungalow
  - Services Available Close to Site
- Drainage to a Private Septic Tank (to be Installed by Purchaser)
  - Around 0.65 Acres

Enjoying a truly special, semi-rural, location and situated a short walk from the famous Camusdarach beach, with views to the surrounding countryside, the subject of sale forms a generous building plot, which benefits from Planning Permission in Principle, for the erection of a one-storey, detached property. The plot at Glenancross offers a rare opportunity to purchase land in a desirable area, and extends to approximately 0.65 acres.

Glenancross is located 5 miles from Morar, a popular West Coast village, situated on the road between Fort William and Mallaig - "The Road to the Isles". With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has a primary school, shops, hotel, garage, church, etc with further facilities being available at Arisaig, Mallaig and Fort William - to which there is a link by both road and rail. Travelling by road, Mallaig is approx 45 minutes from Fort William. Secondary schools are available in both Mallaig and Fort William.

### Planning Permission

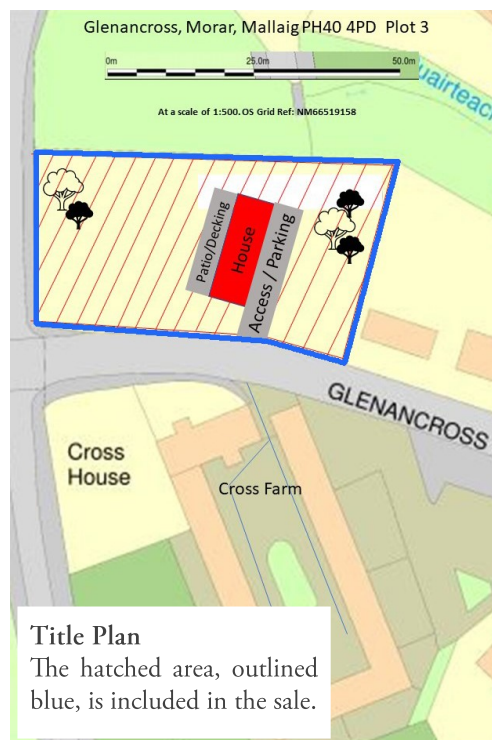
Planning Permission in principle was granted on 17th January 2023 (Ref: 21/04533/PIP) for the erection of a single storey, detached dwellinghouse. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

### Services

It will be the purchaser's responsibility to connect to the services. Electricity and water will be to the mains supply nearby the site, whilst drainage will be to a private septic tank, to be installed on the site by the successful purchaser. *Please note: there is an existing septic tank on site, which services other neighbouring properties, and in respect of which the neighbouring properties have servitude rights.*

### Travel Directions

Travelling from Fort William, turn left on to the A861 "Road to the Isles" to Mallaig. Continue on this road for 39 miles, turning left where signposted Camusdarach and Tougal, B8008. Follow this road for approximately 1.3 miles. Glenancross Farm is located on the left, just after Camusdarach beach car park. Turn left, and the plot is located directly 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 & 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 5).