



MacPhee & Partners

Plot with Croft at Achnahully, Arisaig, PH39 4NJ



PRICE GUIDE: £175,000

- Desirable South Facing Building Plot
 - 1.2 Acres of Croftland
- Stunning Views towards Ben Roshven
 - Idyllic Village Location
- Full Planning Permission for a Detached Property with Building Warrant
 - Services Available Close to Site

The sale offers an excellent opportunity to purchase part of an owned croft with de-crofted building plot, located in the desirable coastal village of Arisaig, only a short walk from the sea. Enjoying stunning views over the surrounding countryside to Ben Roshven, the croft, and site, extends to around 1.2 acres and benefits from Full Planning Permission for a detached property, with building warrant in place.

Location

Arisaig is a popular 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 & Inner Isles. The village itself has a marina, hotel, restaurants, shop, post office, two churches, primary school etc with further facilities available at Mallaig, including a secondary school, and Fort William - to which there is a link by both road and rail.

Planning Permission

Full Planning Permission was granted on 22nd March 2024 (Ref:23/02793/FUL) for the erection of an attractive detached dwelling-house. There is also a building warrant in place. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

Croftland

The croft for sale is outlined red on the title plan and extends in total to approximately 1.2 acres. The areas shaded green are the decrofted house and garden sites (Area 2 has active planning, as outlined above, and Area 1 previously held planning—Ref No: 11/00769/PIP). The croft is registered, in the Crofting Register, under schedule number C11085. Useful link: www.crofting.scotland.gov.uk

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 by the purchaser, within the grounds.

Travel Directions

Travelling from Fort William on the A830 Mallaig road for 34 miles. When approaching Arisaig the croftland is located on the right hand side immediately after the '30' traffic signs.



Title Plan

The areas shaded red and green are included in the sale.

Red: Croftland

Green De-crofted sites



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 6).