

Building Plots

MALLAIG, HIGHLAND, PH41 4QN



*EXCEPTIONAL DEVELOPMENT OPPORTUNITY
IN MALLAIG - TWO BUILDING PLOTS WITH
ADDITIONAL SEAFRONT CROFT LAND*



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A rare and exciting opportunity to acquire a fantastic package comprising two decrofted building plots and additional croft land in the stunning coastal setting of Mallaig. Offering spectacular waterfront views and endless potential, this is an exceptional chance to create a bespoke home or develop a lucrative investment in one of Scotland's most sought-after locations.

The first plot extends to approximately 0.45 acres and previously benefitted from planning permission for a detached dwelling (Ref: 20/03026/PIP). While this permission has now lapsed, the opportunity to reapply allows for the chance to bring a dream home or development project to life. With breathtaking sea views and a peaceful setting, this plot offers the perfect foundation for a stunning coastal retreat.

The second plot, measuring around 0.4 acres, also holds significant potential for development (Ref: 20/03026/PIP). Whether for a private residence, a holiday home, or a commercial venture, both plots provide a unique opportunity to embrace the beauty of the West Coast.





GLEN COTTAGE SITES

MICHELE MILLIGAN

VIEWS
NGEEL JOHNSTON
SCALE: 1:1
FEBRUARY 2022

Rev #2



Beyond residential purposes, the plots offer immense business potential. With Mallaig and Morar being key tourism destinations along the famous Road to the Isles, the demand for holiday accommodations remains strong. There is a fantastic opportunity to develop holiday lodges, chalets, or self-catering properties to cater to the growing influx of visitors seeking an authentic Highland experience. The plots' strategic location makes them ideal for capitalising on the region's thriving tourism industry.

Additionally, the owner is including a portion of land on the waterfront side of the road, which further enhances the appeal of the package.

This is a truly special opportunity to secure a prime piece of land in a breathtaking location, whether for a dream home, investment project, or tourism venture. Don't miss the chance to turn this incredible setting into a reality.



BRITISH NATIONAL GRID
EASTING/NORTHING

100m

168313, 797479

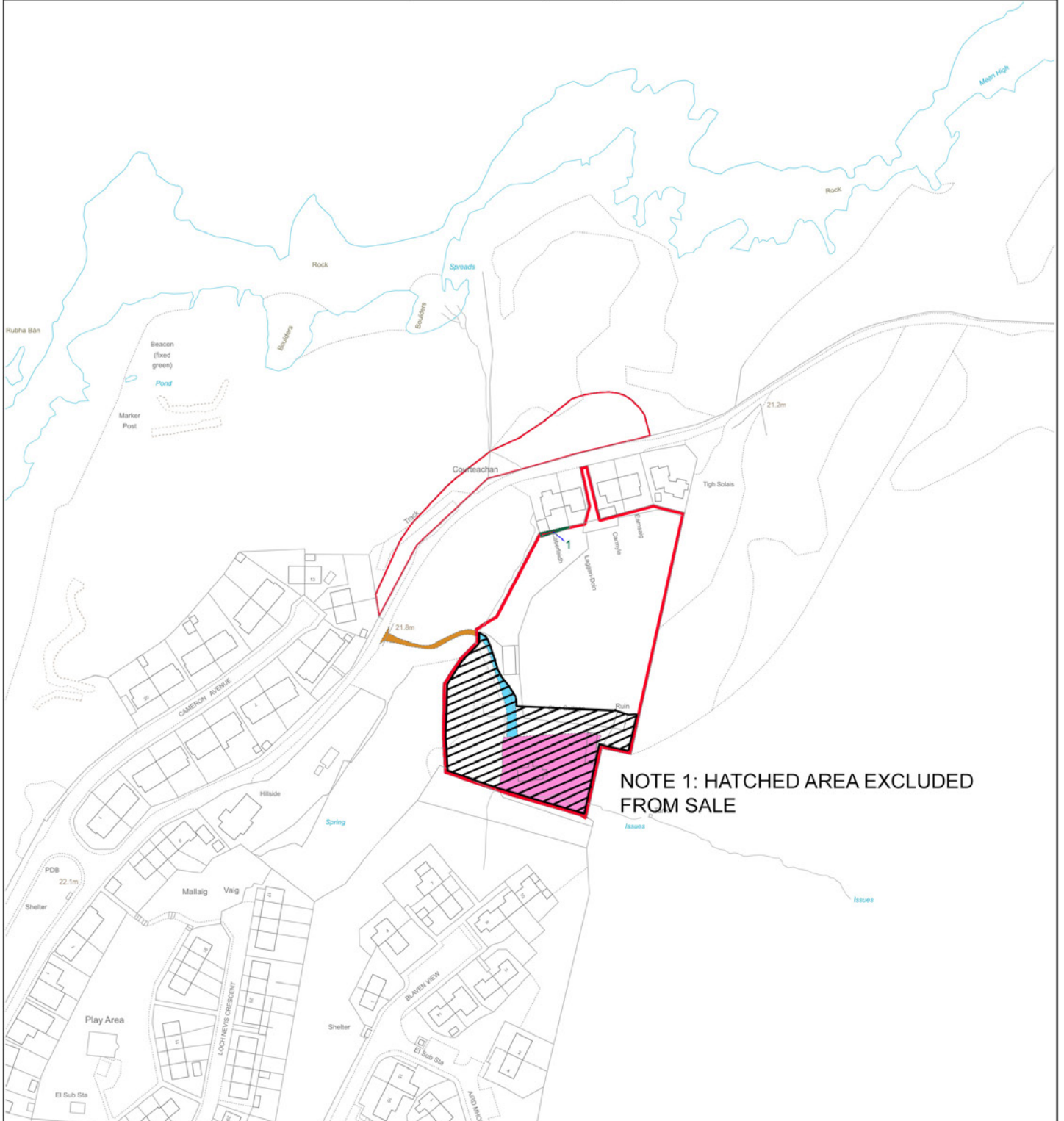
Survey Scale

Print Scale

1:2500

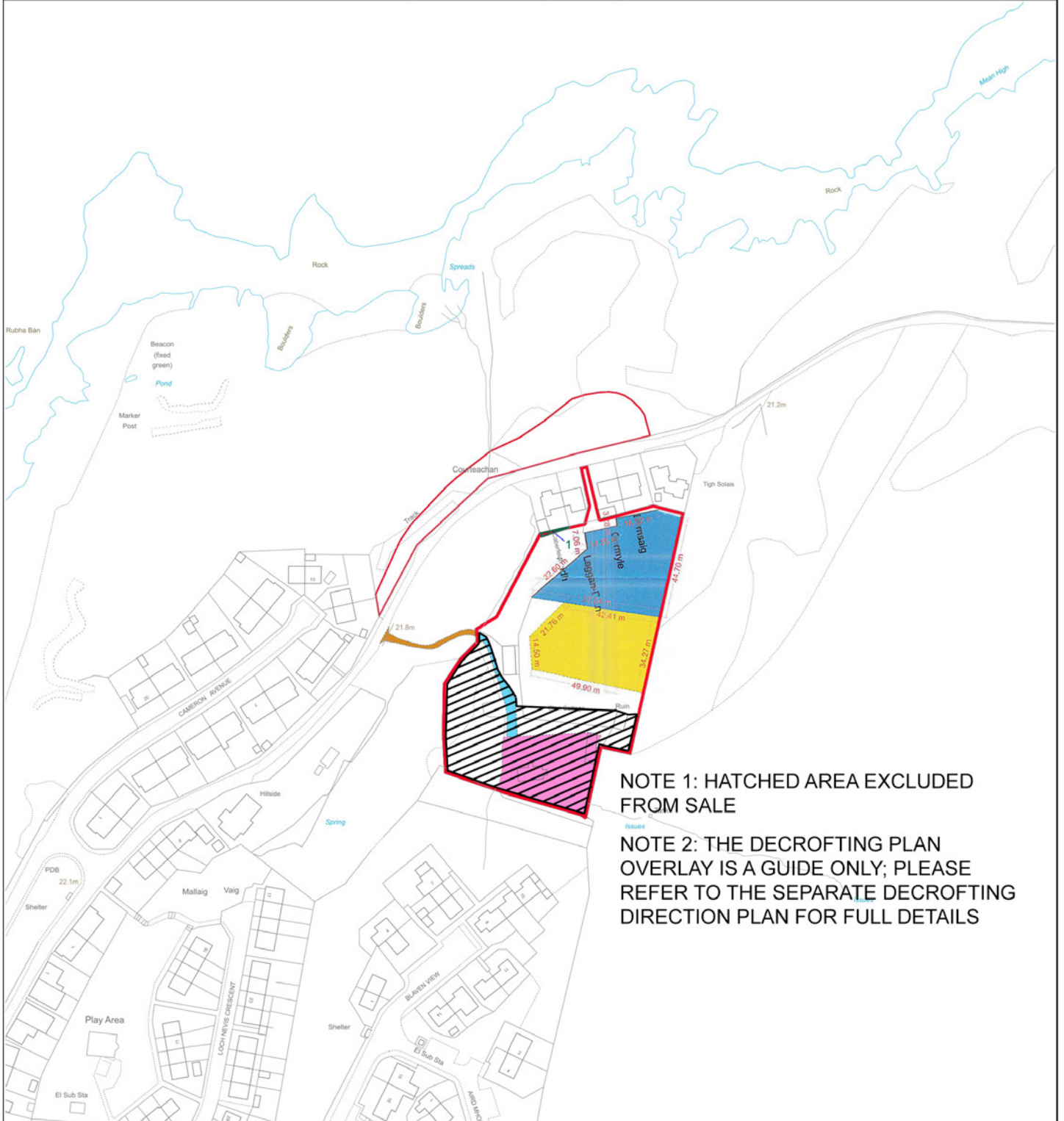
1:2500 @ A4

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NOTE 1: HATCHED AREA EXCLUDED FROM SALE

NOTE 2: THE DECROFTING PLAN OVERLAY IS A GUIDE ONLY; PLEASE REFER TO THE SEPARATE DECROFTING DIRECTION PLAN FOR FULL DETAILS

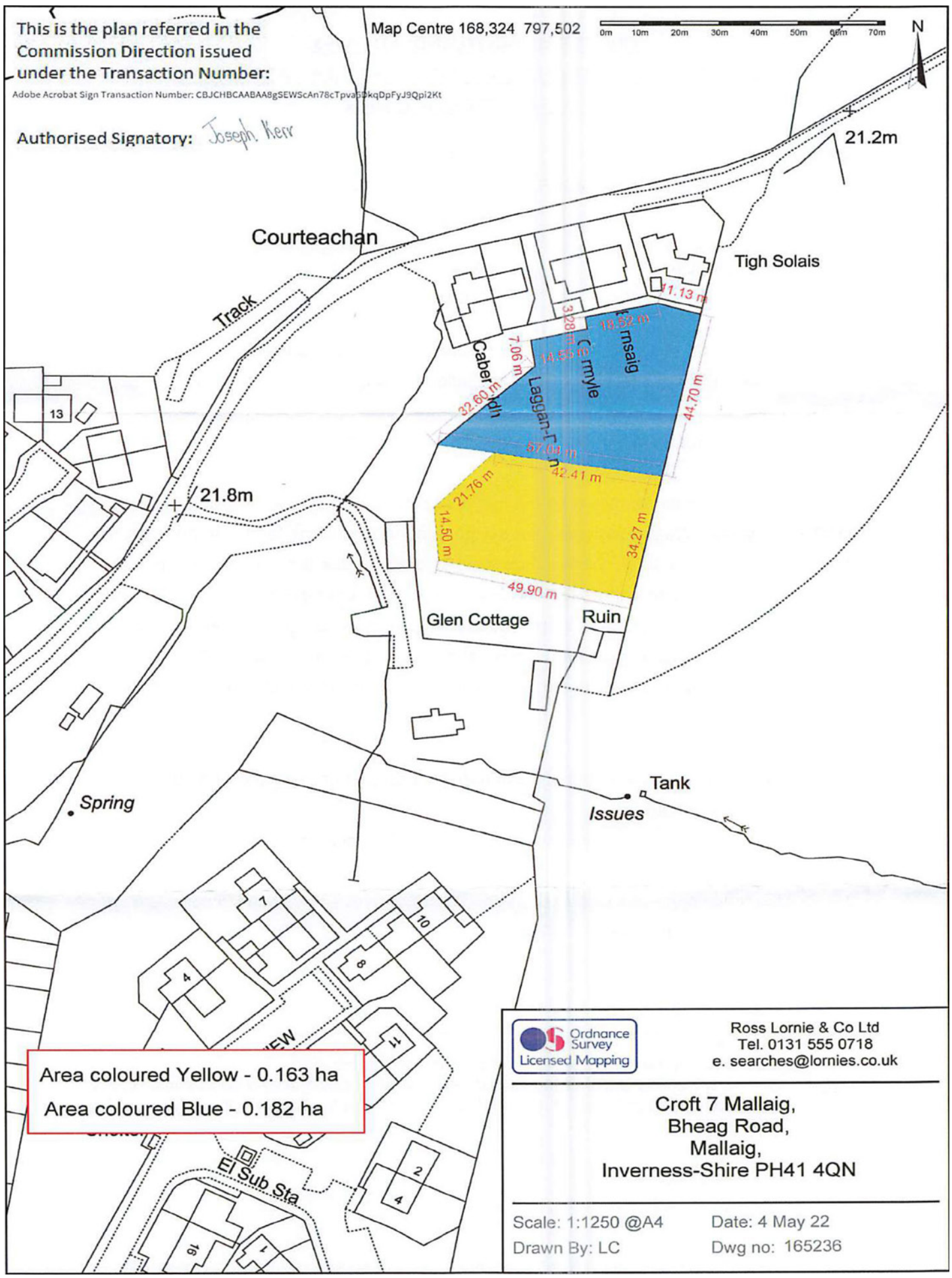
This is the plan referred in the Commission Direction issued under the Transaction Number:

Adobe Acrobat Sign Transaction Number: CBJCHBCAABA8gSEWScAn78cTpvab9kqDpFyJ9Qpi2Kt

Authorised Signatory: *Joseph Kerr*

Map Centre 168,324 797,502

0m 10m 20m 30m 40m 50m 60m 70m



Area coloured Yellow - 0.163 ha
Area coloured Blue - 0.182 ha



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Croft 7 Mallaig,
Bheag Road,
Mallaig,
Inverness-Shire PH41 4QN

Scale: 1:1250 @A4
Drawn By: LC

Date: 4 May 22
Dwg no: 165236

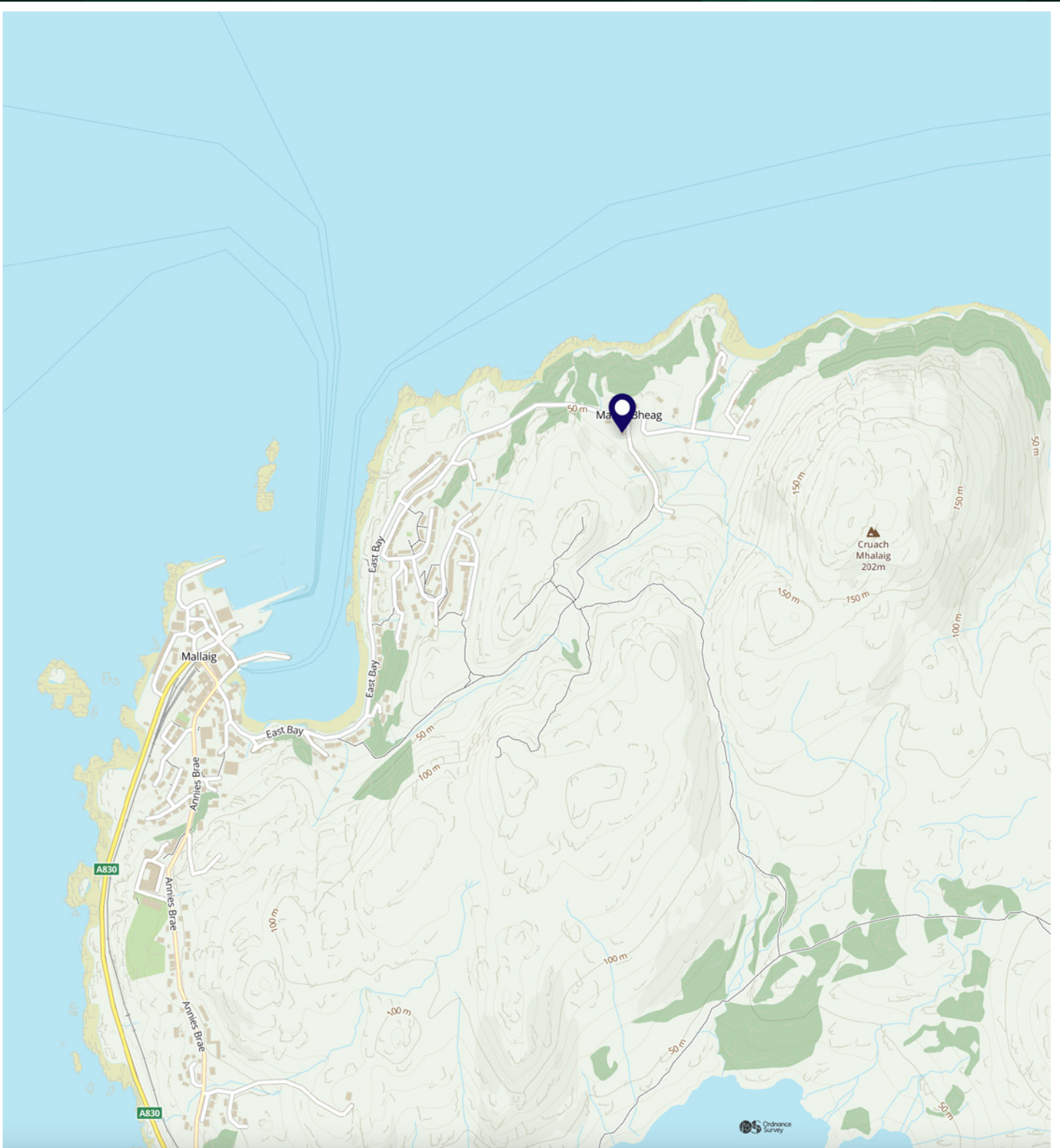
Decrofting Direction Plan



Mallaig, a thriving tourist destination, stands proudly at the end of the famed Road to the Isles. Here, you'll discover a bustling hub with the main ferry services to Skye, Eigg, Muck, Rum, and Canna originating from its picturesque shores. The harbour, steeped in history, is not only a working port for the local fishing industry but also a welcoming marina for leisure sailors year-round. Mallaig's well-established local community caters to the high influx of visitors, offering an array of restaurants, cafés, supermarkets, and charming family-run artisan shops, along with banking facilities.

Families seeking quality education will find both primary and secondary schools within easy reach. Mallaig's railway station serves as the terminus for the famous West Highland Line, with the renowned Jacobite Steam Train service, celebrated in the Harry Potter series, being the star attraction. Situated just an hour's drive north-west of Fort William, Mallaig enjoys excellent transport links to Glasgow and Inverness via bus and rail. Moreover, its accessibility from the Isle of Skye makes it a prime stopover for explorers, whether arriving from the mainland or other nearby isles. Mallaig truly serves as the gateway to the stunning Highlands and Isles, a place where adventure and beauty meet at every turn.





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