



LAND AT SANDAIG BAY | INVERIE | KNOYDART | PH41 4PL

PRICE GUIDE: £85,000

The subject for sale offers an exciting and rare opportunity to purchase land in the idyllic coastal location of Sandaig Bay, on the Knoydart peninsula. Situated only a stone's throw from the shore, the land enjoys stunning direct sea and countryside views. Planning Permission in Principle (PIP) for a detached dwellinghouse has been applied for, and is under consideration with The Highland Council. The land extends to around 0.77 acres and will have access from the existing access road serving Sandaig House. The existing ruinous dwelling walls form part of the archaeology of this site. The walls are included in the PIP to retain, repair and restore the dwellings as outhouses, aside to the new build development.

Location

Known as one of the last wilderness areas in Britain, the Knoydart Peninsula is situated on the shores of Loch Nevis (Loch of Heaven), stretching round to the Sound of Sleat and is serviced daily by the fast water taxi ferries, who run several sailings all year round, across the sheltered sea loch (25 mins crossing). The village of Inverie, just over 4 miles distant, holds the majority of local amenities, including the Nursery School, Primary School, Library, Post Office, Community Shops, Knoydart Pottery & Tearoom, restaurants, and the most remote pub in Britain, The Old Forge. As well as providing an ideal retreat to get-away-from-it-all, Knoydart offers an array of activities such as Munro bagging with three Munros on its doorstep, bike trails, sea angling, kayaking, diving and boat trips, with the prospect of spotting dolphins and seals, Minke whales, orcas, otters and eagles to name but a few, and boasts its own Ranger Service, who leads walks, for all levels. A large part of Knoydart is owned and managed by the local community. Fast Satellite Broadband is available via Hebnet, a Community Interest Company which provides broadband to Knoydart, the Gaelic College, University of the Highland and Islands and The Small Isles. Excellent secondary schooling is in Mallaig, with the provision of en-suite accommodation for secondary students, commuting Monday to Friday for their secondary education, from Inverie.

- Prime Land in Stunning Coastal Location
- Sandaig Bay on Loch Nevis
- Countryside & Sea Views
- Charming Rural Location



Planning Permission

Planning Permission in Principle has been applied for and is Under Consideration with The Highland Council (Ref: 21/05888/PIP) for the erection of a detached dwellinghouse. The Planning Application Documents can be viewed on the council website or on request with the selling agent.

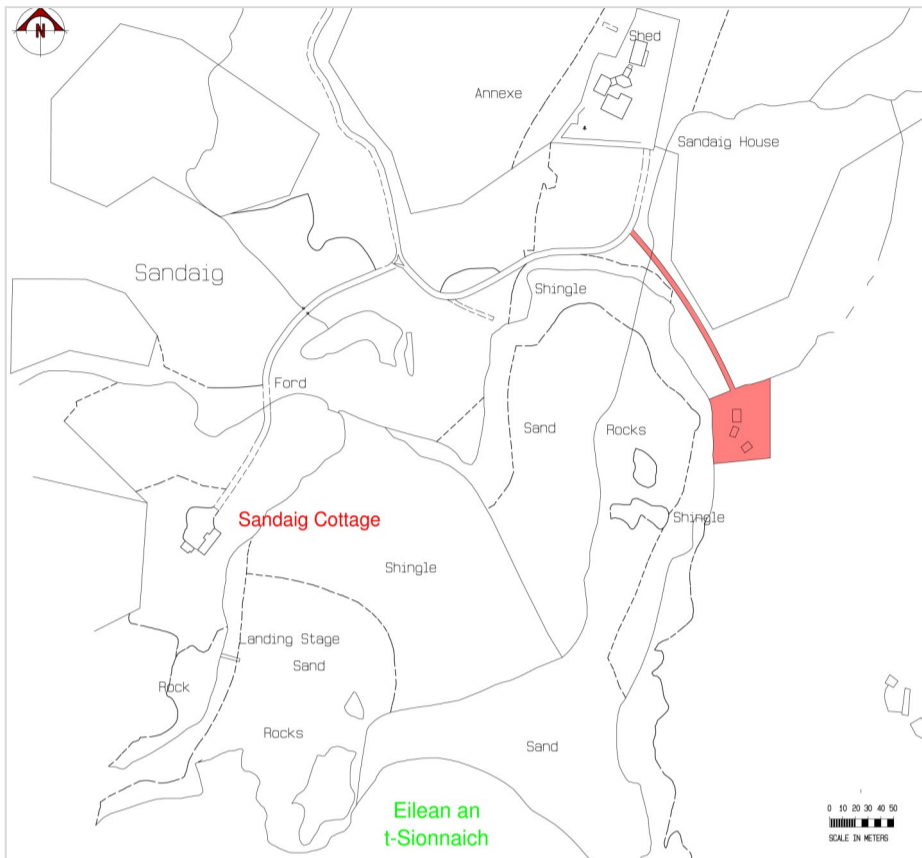
Services

Private water from a hill burn, and electricity supply (through Knoydart Renewables Ltd) are available for connection nearby. Drainage will be to a septic tank and soakaway to be installed by the successful purchaser.

Travel Directions

Knoydart is accessed by daily fast passenger ferries and water taxis from Mallaig, which operate several sailings a day all year round. (25 min crossing over a sheltered sea loch). The land is located on the western edge of the peninsula, 4.5 miles from the main ferry pier at Inverie, along a single track

Location



Site Lay-



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

