



MCINTYRE & COMPANY
Solicitors & Estate Agents



PLOT 1, COIMH LIONADH, KILCHOAN, ARGYLL



**Development Plot (approximately ¼ acre)
in beautiful scenic location enjoying excellent panoramic views**

- **Planning Consent for detached house**
- **Mains water and electricity connections nearby**
- **Drainage to private system**

OFFERS OVER £85,000

There is offered for sale a development plot on the edge of the village of Kilchoan. The site enjoys excellent panoramic views in a southerly direction into Kilchoan bay. The site is gently sloping and any house built will be able to take advantage of the elevated position to enhance the views.

Kilchoan is on the B8007 roadway in the Ardnamurchan peninsula and the village has shop, hotels, primary school and other amenities and there is a ferry access from Mingary Pier to the Isle of Mull. The area is one of the most scenic within Britain with a wide variety of outdoor leisure pursuits such as hillwalking, climbing, kayaking, mountain biking and with a rich variety of wildlife.

LOCATION – Plot 1, Coim lionadh, Kilchoan, Argyll

Driving from the south either from Fort William or from Glasgow, take the ferry leading off the A82 at Corran across to the A861 following this road to Salen thereafter taking the B8007 to Kilchoan. Thereafter take the turning just past the village along the coastal road to Ormsaigbeg. A location plan is attached showing the proposed site.

There are mains water and mains electricity connections close by. Drainage will be to a septic tank to be installed by the successful purchasers. Access will be taken from the public roadway by way of the initial part of the private roadway which currently serves the properties known as Coimh Lionadh and Rhuba nan Gall and maintenance of the roadway will be shared with other users on a user basis. A copy of the Outline Planning Consent dated 8th July 2008, under reference 08/00104/OUTLO is attached.



PRICE GUIDE - Offers over £85,000 are sought.

ENTRY – Early entry is available.

VIEWING - By contacting the Selling Agents.

The viewing of this plot is highly recommended as mere words cannot describe the beautiful and peaceful setting.



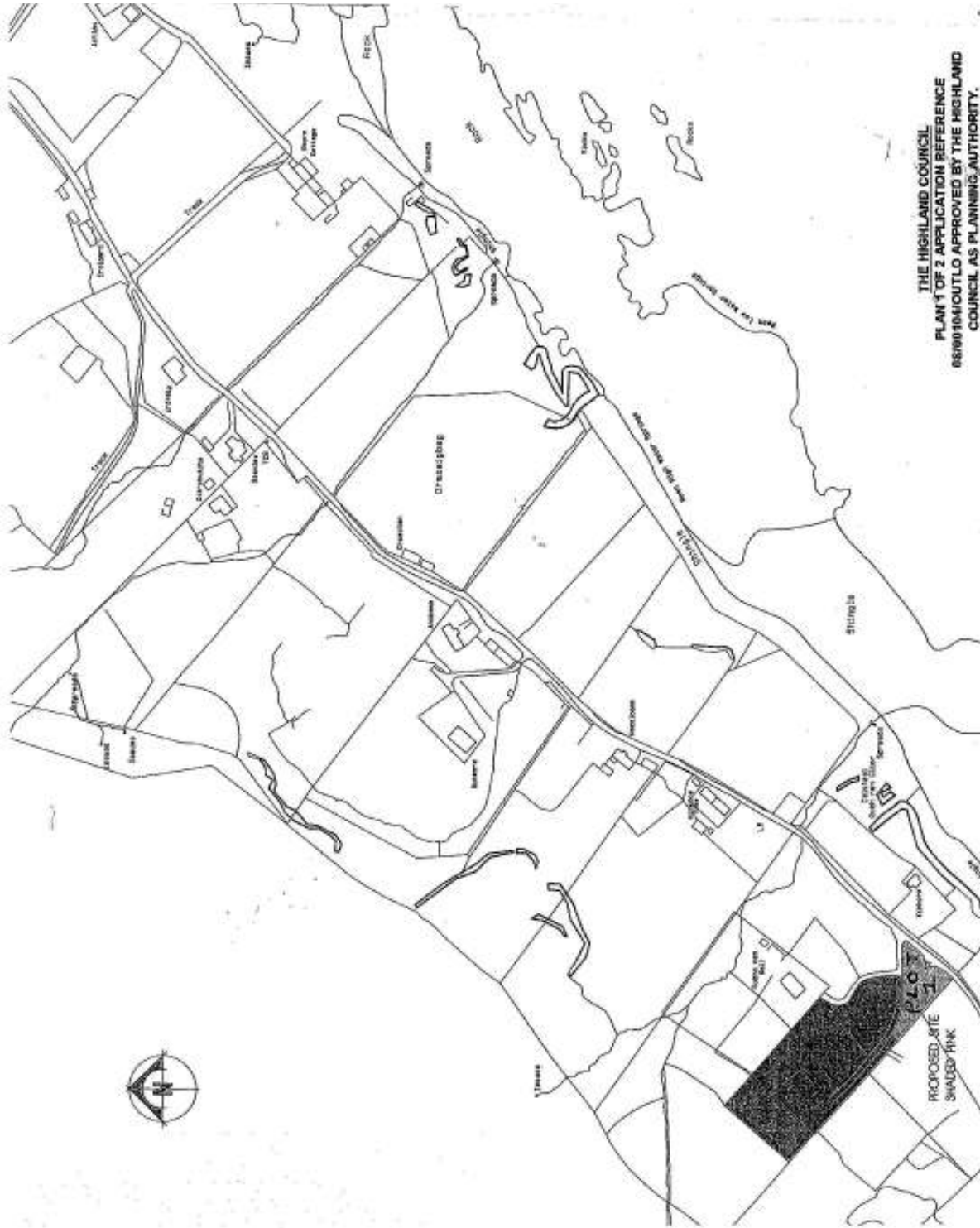
Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company
Solicitors & Estate Agents
38 High Street, Fort William,
PH33 6AT
T. 01397 703231
F. 01397 705070

E-mail: property@solicitors-scotland.com
Website: www.solicitors-scotland.com

These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. We are not responsible nor are we involved in the preparation of the Home Report and we are not responsible for its contents, nor any information contained therein.

Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.



THE HIGHLAND COUNCIL
 PLAN 1 OF 2 APPLICATION REFERENCE
 68/90/104/OUTLO APPROVED BY THE HIGHLAND
 COUNCIL AS PLANNING AUTHORITY.