

Plot 2, North East of Nightingale House, Arisaig



Located in an extremely sought after position above Arisaig Bay.

Superb area of land extending to approximately .57 acre.

There is Outline Planning Permission for a single or 1 1/2 story dwelling.

Highland Council Planning References: 21/00303/PIP



OFFERS OVER £135,000

Arisaig is a small, tranquil village, with a vibrant local community and thriving tourism on the beautiful Road to the Isles on the West Coast of Scotland. It is easily accessible with road links to Fort William, Oban, Inverness and Glasgow via the A82, rail and bus links to Glasgow, Edinburgh, Inverness and London, as well as ferry links to the small Isles from Arisaig itself, and the Isle of Skye and Inner Hebrides from the busy Port of Mallaig, just 7 miles away.

The village is well served with the benefit of a wide range of amenities and facilities including a Hotel with Bar, Restaurant and lively music scene, a well-stocked Village Shop, two Cafés, a Village Hall, Community Heritage Centre, the Train Station through which the Jacobite Steam Train [aka Hogwarts Express] passes four times a day during the summer months, Yacht Marina and Boat Yard. The Marina is a short walk from the plot and offers secure moorings within the bay which are available to both seasonal and visiting vessels. It also operates a ferry to the small Isles during the summer months as well as wildlife cruises.

An excellent small Nursery & Primary School is within walking distance and a free bus service is available for senior pupils travelling to Mallaig High School just 7 miles away. Arisaig is famed for its spectacular coastal scenery and footpaths. It lies just 2 miles south of the beautiful sandy beaches at Traigh and Traigh Golf Course, and a further mile or so to the stunning white beaches at Silver Sands and Camusdarach.

PLOT

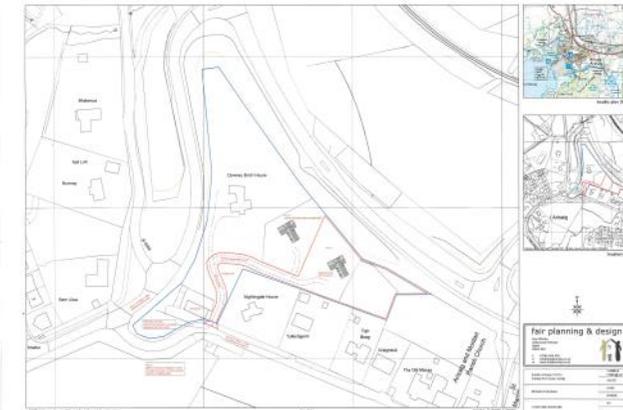
Plot with outline planning permission for a single or 1½ storey dwelling in an extremely sought after position above Arisaig Bay. Details of the Outline Planning Permission can be found on the Highland Council Website:

https://www.highland.gov.uk/info/180/planning_applications_warrants_and_certificates/143/planning_permission/4 under planning ref 21/00303/PIP. The plot extends to approximately .57acre.

It should be noted that access to the plot will be the full responsibility of the purchaser and will include any landscaping and boundary fencing. The successful purchaser will also be required to satisfy themselves on the availability of services of drainage, sewage and electric. However, mains electricity are close by. The plot is predominantly West Facing

LOCATION: Plots 2 North East of Nightingale House, Arisaig, PH39 4NJ

On leaving Fort William Town Centre head North to the Distillery Roundabout and turn left onto the A830. Continue through Glenfinnan and Lochailort until reaching the second left hand turn sign posted for Arisaig Village [approximately 40 minutes from Fort William]. Drive 100 meters down the hill on the A830 and take the first turning on the left. The plots are accessed from the driveway of Downey Birch House, the first turning on the left. Parking has been agreed in-front of the Old Stone Barn.



McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

These particulars 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. 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. Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.