

# LAND 40m NW OF COOINDA, MORAR



Prime building plot in popular Morar, a scenic and semi-rural location.

Elevated site with lovely views over surrounding hillside and towards Loch Morar

Land extends to approx 0.321 acres

Planning Permission in Principle for a one and a half storey dwelling.

Highland Council Planning reference:  
20/02219/PIP

Connections to services are nearby

## GUIDE PRICE £85,000



**PLOT:**

The plot extends to approximately 0.321 acres on an elevated position with views of the surrounding hillside and towards Loch Morar.

Outline planning permission has been granted for a single or 1½ storey dwelling, details of the outline planning permission can be found on the Highland Council Website: <https://www.highland.gov.uk/info/180/> under planning reference 20/02219/PIP.

Planning Permission is due to expire in August 2023, however, our client is in the process of applying for the application to be extended.

It should be noted that access and services to the plot will be the full responsibility of the purchaser, it is understood that services are located nearby.

**DIRECTIONS:** LAND 40m NW of COOINDA, MORAR , PH40 4PB

On driving from Fort William Town Centre take the A82 (Inverness Road) to the roundabout at the Shell/Ben Nevis Distillery Roundabout. Turn left at the roundabout onto the A830 Mallaig road. The A830 takes you through scenic Glenfinnan, past the Glenfinnan Railway Viaduct. Carry on the A830 taking the turn off which is marked Bracara and Morar. Drive into Morar and take the second turn off for Bracara and Loch Morar, the plot is situated just before a large tin shed and Loch Morar House.

**LOCATION:**

The village of Morar is a stunning, picturesque village located on the famous 'Road to the Isles' which passes through Glenfinnan, Lochailort, Arisaig, Morar and terminates at Mallaig. Morar Train Station is a very short walk from the property, from there you can see 'The Jacobite' steam train (The Hogwarts Express from the tales of Harry Potter) as it passes through the Station along the scenic route from Fort William to Mallaig.

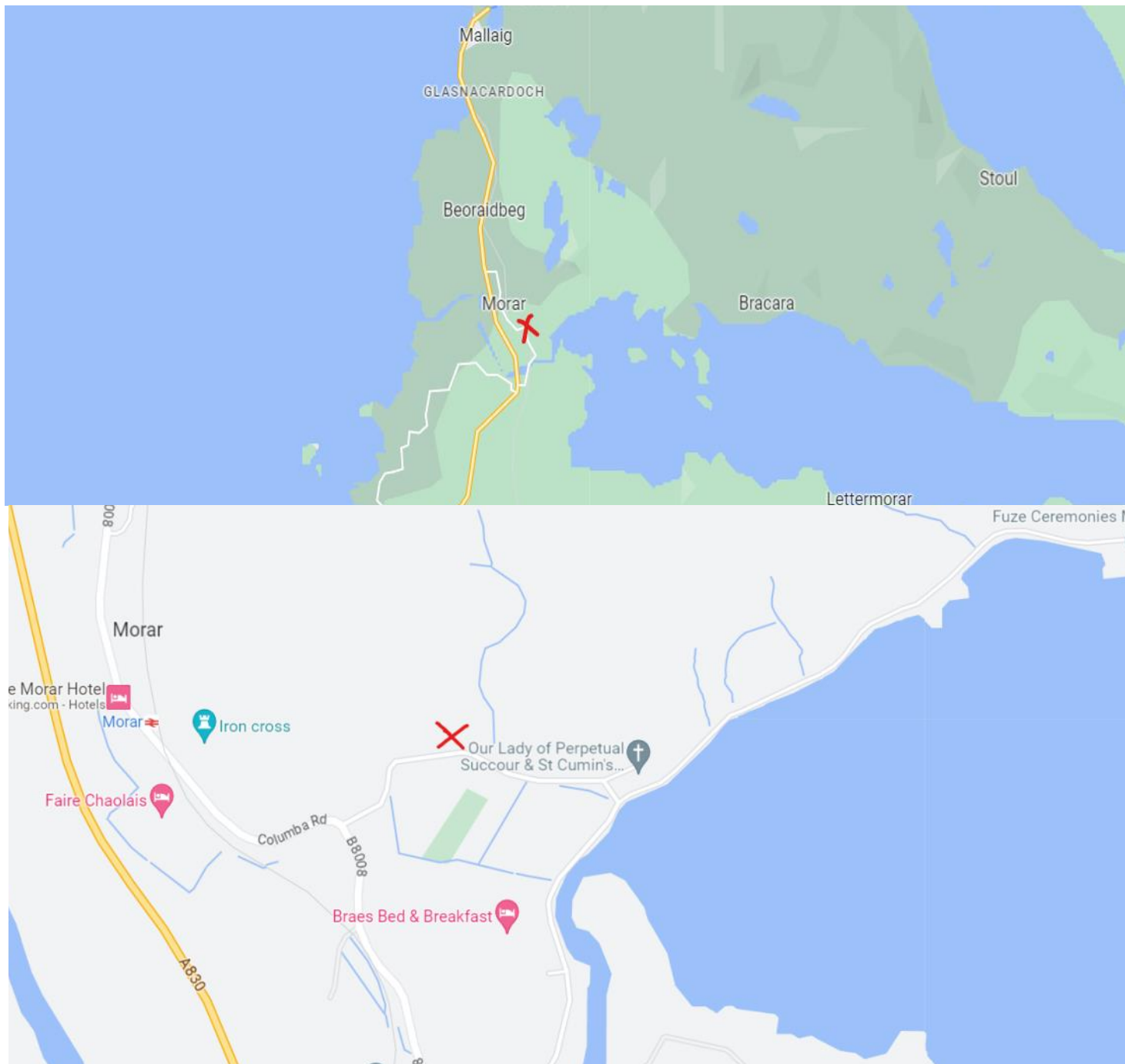
Morar is a desirable location, in a wonderful coastal setting surrounded by spectacular West Highland scenery. The area is famous for its beaches, known as the "Silver Sands of Morar": one, which featured prominently in the film Local Hero. In addition to the train station there is a Hotel with Bar and Restaurant, an Authentic Thai Cuisine Takeaway, Primary School, Garage and a nearby Golf Course, The village is a perfect base for those looking for a coastal highland lifestyle

There are further amenities at nearby Mallaig just 3 miles away to include a Leisure Centre, Doctors Surgery, High School, Train Station, Shops, Pubs, and Restaurants. There is a Ferry service with links to the Isle of Skye and to the Small Isles of Eigg, Muck and Rhum. Western Isles Cruises also run several daily boat trips to Knoydart from the harbour. Sightings of dolphins, basking sharks, otters and puffins can all be encountered at various times of the year from the area and cruises.

Fort William is the largest nearby town and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions. There is a variety of shops, hotels and restaurants, tourist information centre, museum, cinema, library, bus station and railway station with links to Mallaig, Inverness, Glasgow and Edinburgh as well as an overnight sleeper to London.

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