

LAND 40m NW OF COOINDA, MORAR



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

All full topography survey has been undertaken

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:
23/03745/PIP

Connections to services are in the vicinity

GUIDE PRICE £60,000

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 23/03745/PIP.

Outline Planning Permission has now been renewed and the developers fee has been paid for by the Vendor.

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 in the vicinity.

A detailed topography survey that maps the contours of the land has now been undertaken and can be made available to any seriously interested party. This will enable an architect to design a building to sit on the plot. This would be desirable to any buyer who wanted to take advantage of the view of loch Morar.

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 passing through Glenfinnan and Lochailort. Continue on the A830 until reaching signs for Bracara and Morar. Follow the road, continuing towards Morar at the junction for Bracara/Morar continue ahead (towards Morar not Bracara) the plot is situated just after the bend in the road immediately after a large tin shack.

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.

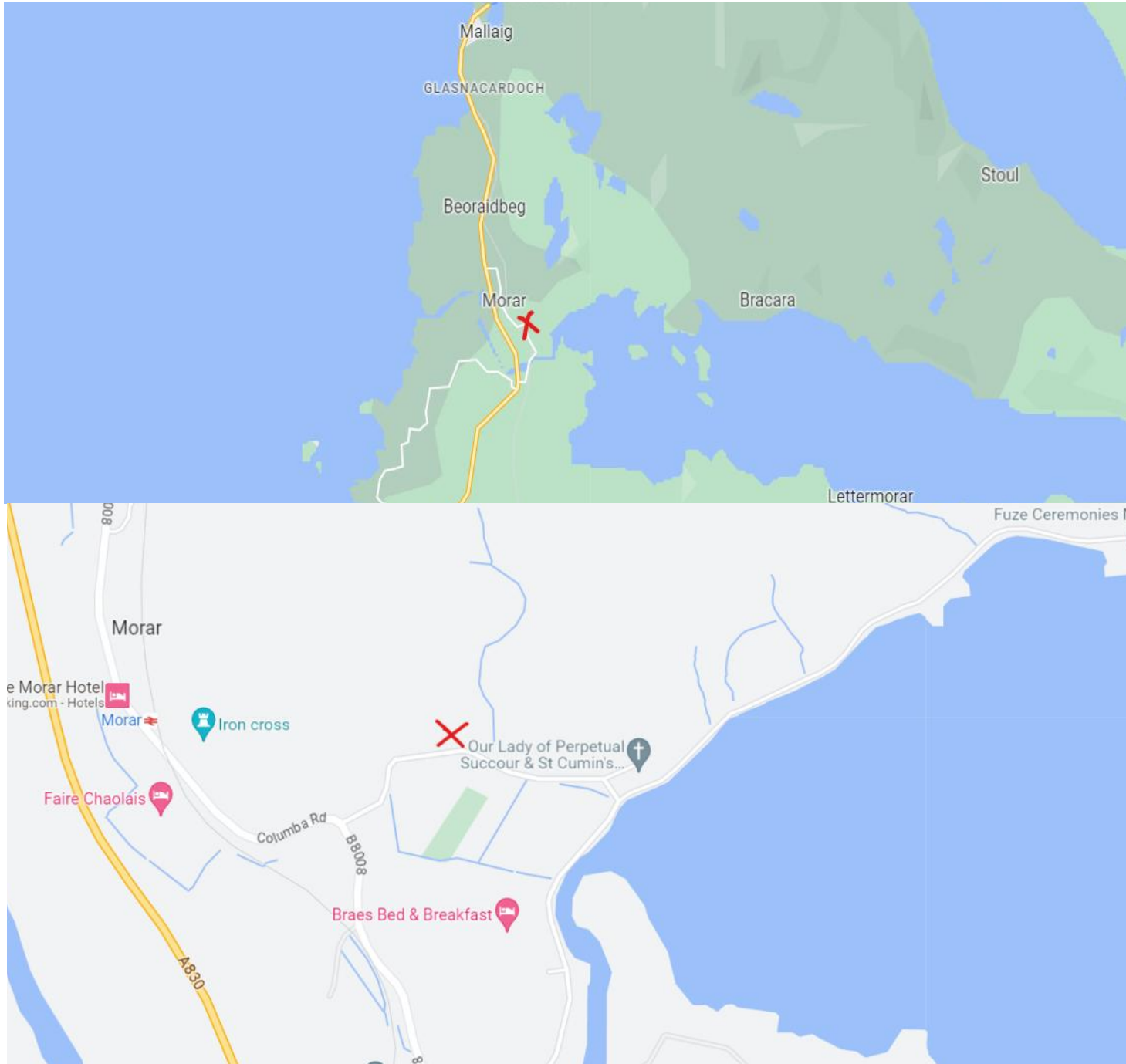
Morar is a desirable location, in a wonderful coastal setting surrounded by spectacular West Highland scenery. The area is famous for its beaches, known as the "Silver Sands of Morar": one, which featured prominently in the film Local Hero. In addition to the train station there is a Hotel with Bar and 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.

PLAN —





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 came into force on 25th May 2018. Our firm's 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.