



House Site - Loch Shiel View – Lot 2

Acharacle, PH36 4JL

Guide Price £85,000

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PROPERTY

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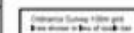
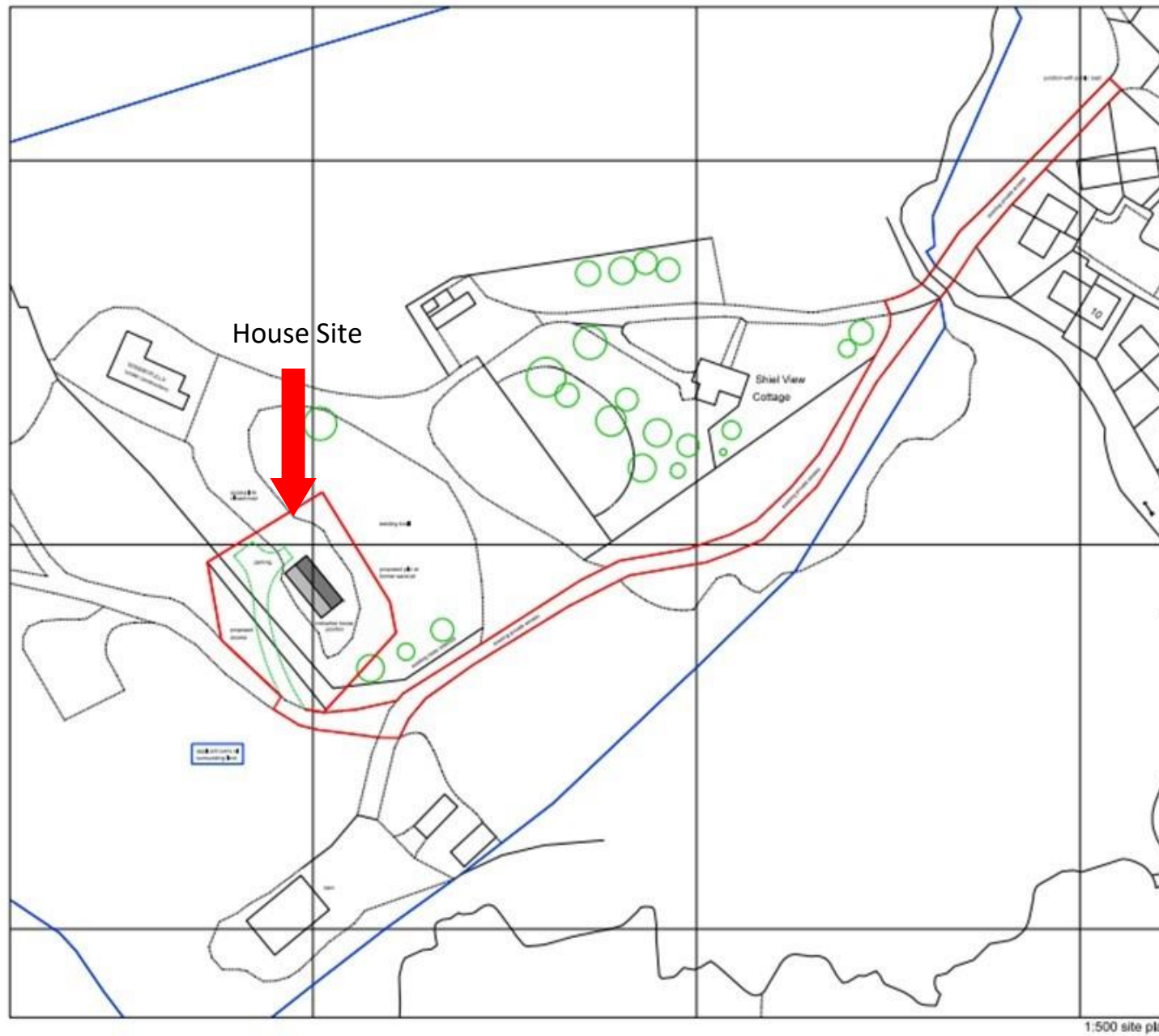
The subjects of sale presents a rare opportunity to purchase a much sought-after house site. The site comes with planning in principle for a detached dwelling under reference number 23/03223/PIP and extends to approximately 0.122 hectares (0.30 acres). Located in a wonderful elevated position with breathtaking views overlooking Loch Shiel and the hills beyond, this site is a perfect place to build a beautiful home.

Special attention is drawn to the following:-

Key Features

- House Site with breathtaking elevated views
- Peaceful rural location
- Within walking distance of local amenities
- Level site with foundations
- Planning in principle granted
- Planning Reference 23/03223/PIP
- Services nearby
- Further lots available for purchase





Team	1, 2000 & 1, 500 @ 40
Proposed hours (24) and overhead @ 100%	240,000
Location (See Activity)	240,000
Cost	240,000
Net Profit Commission	240,000
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GENERAL INFORMATION

Services: Nearby

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William take the A82 southbound for approx. 8 miles, cross over the Corran Ferry. At Ardgour turn left (A861) and follow continue on this road for approx. 26 miles. Continue through the village of Acharacle, passing the village store on the left. Take the next left into Naughton Crescent, at the crossroads go straight ahead, Loch Shiel View is directly ahead and can be identified by the For Sale sign.

LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and the ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

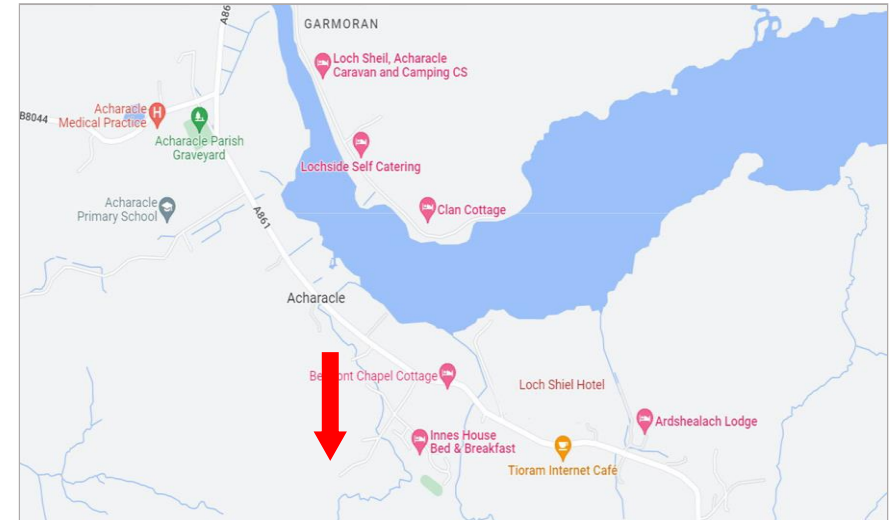
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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