



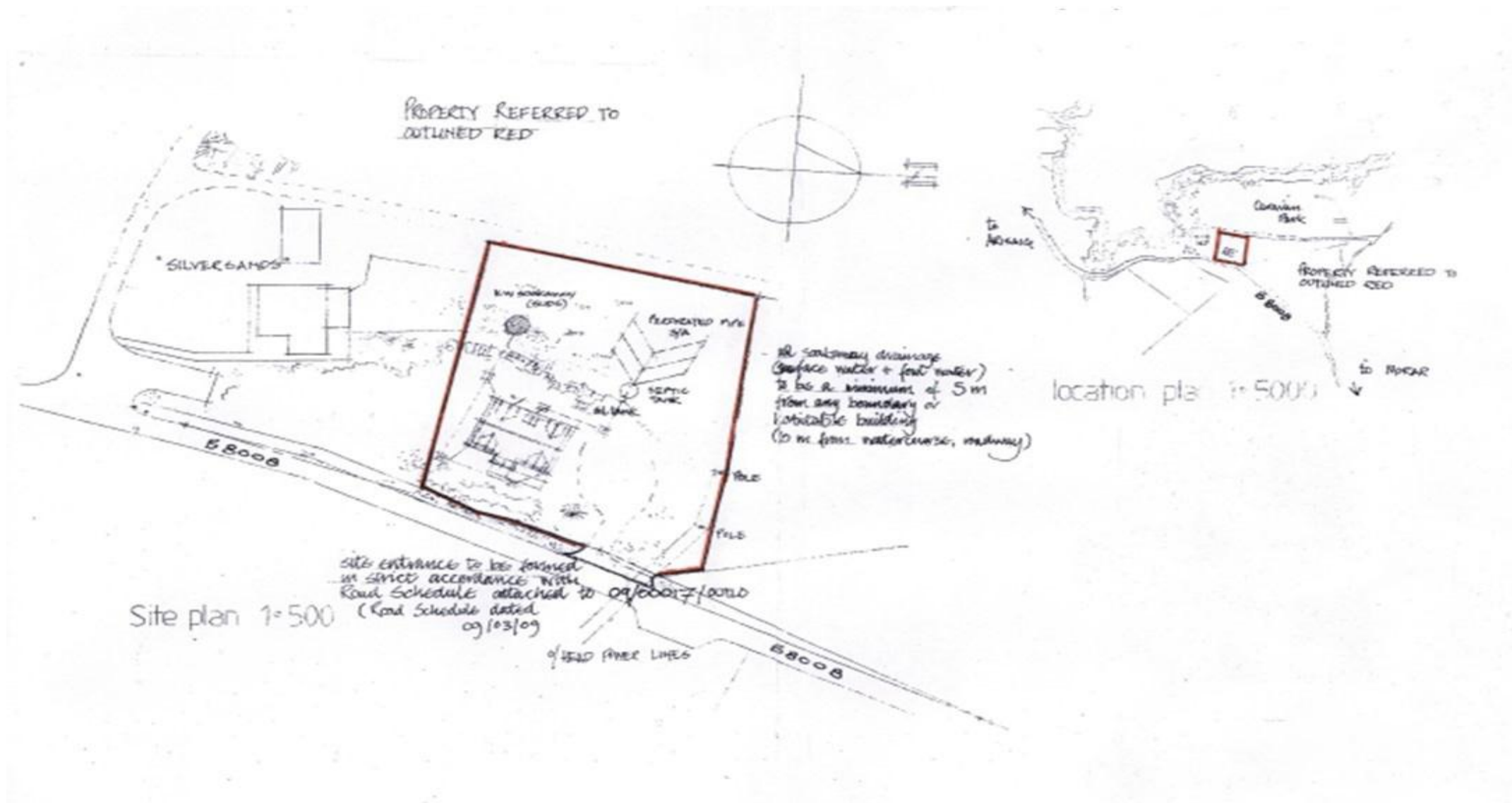
## Plot 40m North of Silversands

2 Portnaluchaig, Arisaig, PH39 4NT

Offers Over £125,000

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PROPERTY





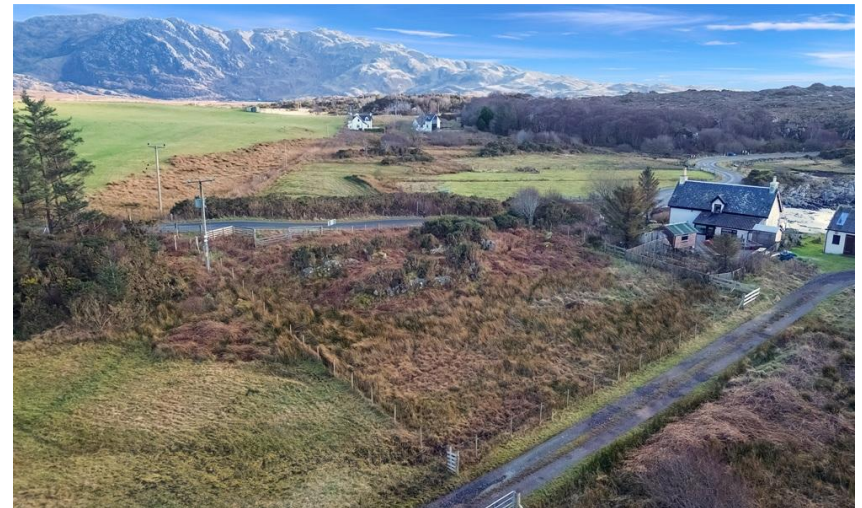


## Plot 40m North of Silversands

2 Portnaluchaig, Arisaig, PH39 4NT

Plot 40m North of Silversands is a very attractive Plot situated in the scenic rural village of Arisaig, with wonderful views towards the small islands of Rum, Muck and Eigg and the Isle of Skye. The subjects of sale present an opportunity to purchase a much sought-after building plot, extending to approximately 0.435 acres (0.176ha).

The site (outlined in red on page 2) comes with full planning permission for detached dwellinghouse (as detailed on page 4) under planning reference 23/00715/FUL



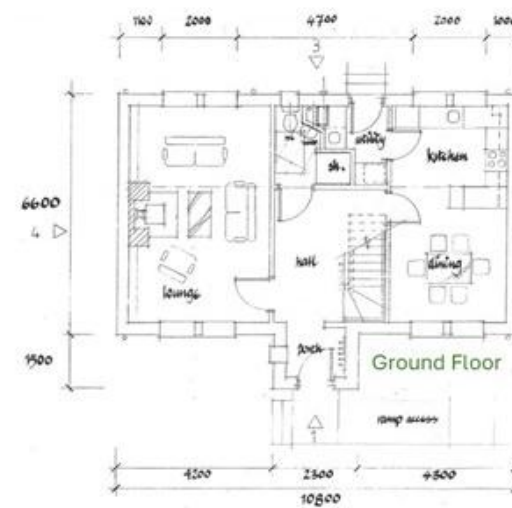




House Elevations



Floor Plans





## LOCATION

This stunning Plot is located in the picturesque rural village of Arisaig on the northwest coast of the Highlands. The area is renowned for its unspoiled beauty, abundance of wildlife and white sandy beaches. Arisaig offers a range of facilities including a well-stocked grocery shop, restaurants, pub, visitor centre & museum, golf course, and marina. There is also railway connections to Fort William & London, and a bus service which operates daily to and from Fort William, and surrounding areas. Arisaig is just 7 miles south of Mallaig where further facilities including supermarkets, variety of independent shops, cafes, restaurants, medical centre, churches, primary & secondary schools, a modern swimming pool, and a leisure centre can be located. Arisaig is approximately 35 miles northwest of Fort William and being part of the 'Outdoor Capital of the UK', Arisaig and surrounding areas offer a large range of sports and outdoor activities, including fishing, water sports, mountain biking, golfing and many other outdoor activities.

## DESCRIPTION

The site is approx. 0.435 acres (0.176ha) and sits in a wonderful, position with fine, open views looking over the small Isles and the Isle of Skye, the site offers the purchaser a fantastic opportunity of a rural scope to live a rural lifestyle without feeling isolated.

## PLANNING PERMISSION

Full Planning Consent granted under Ref: [23/00715/FUL | Erection of dwelling \(renewal of 17/05881/FUL\) | Site 40M North Of Silversands 2 Portnaluchaig Arisaig](#) ([highland.gov.uk](http://highland.gov.uk)).





## PLAN REFFERED TO: GROUND AT SILVER SANDS, ARISAIG



This is the Plan referred to in the  
Commission's Direction issued under  
Register No 10167 Dated 21/07/10

Authorised  
Signatory



eProcessing Centre  
Date Received:

17 FEB 2023

Processing  
Date Recd

17 FEB 2023





## GENERAL INFORMATION

**Services:** Electricity & water connections nearby. Septic tank required.

**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.

**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 town centre, take the A82 North. At the roundabout by the BP station/Ben Nevis Distillery, take the first exit onto the A830 for Mallaig and follow the signs for Mallaig. Continue for approx. 35 miles. At Kinloids turn left onto B8008 sign posted for Back of Keppoch continue ahead for approx. 1.2 miles. The plot is on the left-hand side and can be identified by the For Sale sign.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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.



# Fiuran

PROPERTY

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