



## Plot 70m NE of Achabeag Lodge

Lochaline, Morvern, PA80 5AB

Offers Over £100,000

**Fiuran**  
PROPERTY

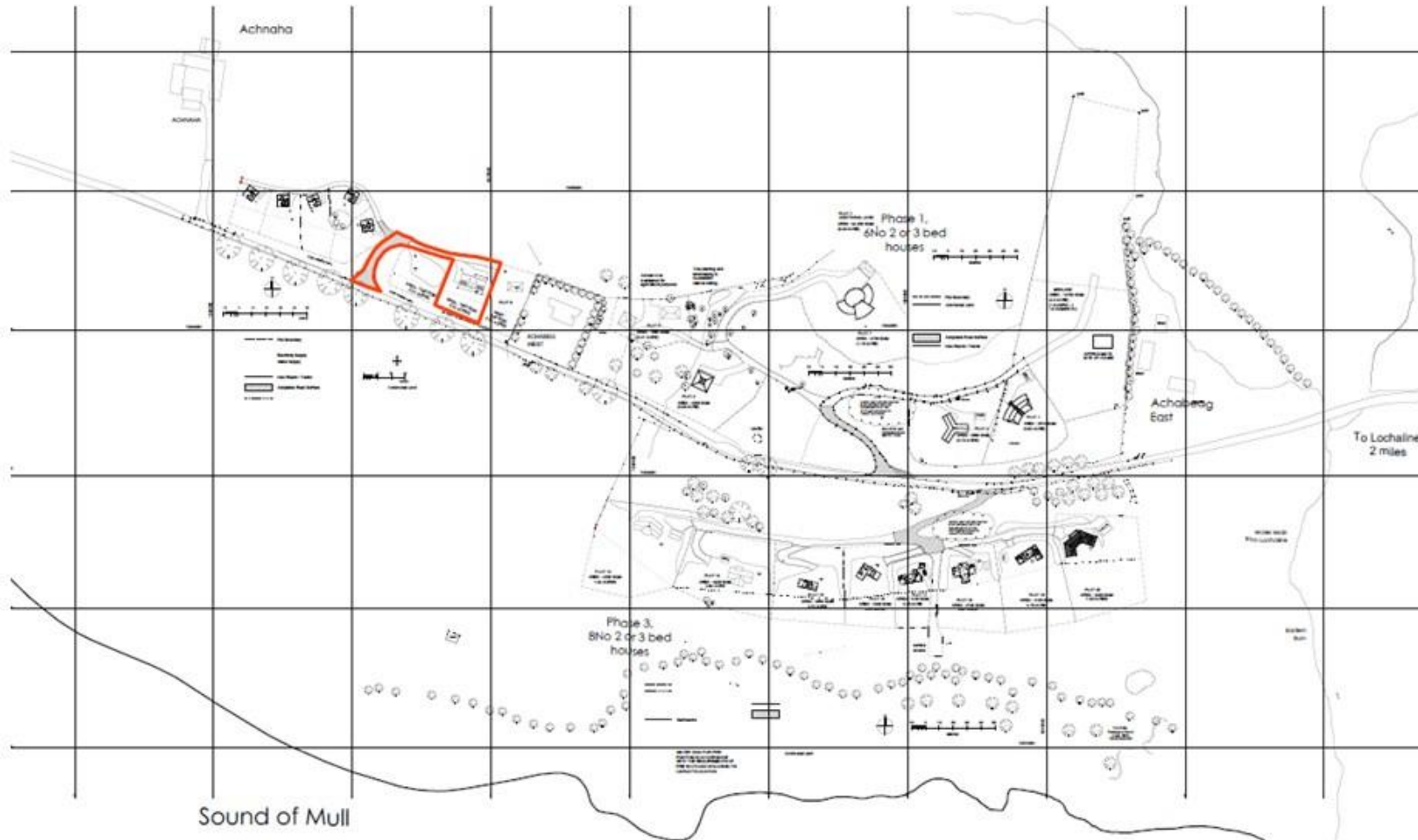
## Plot 70m NE of Achabeag Lodge

Lochaline, Morvern, PA80 5AB

Plot – 70m NE of Achabeag Lodge is a very attractive Plot situated on the Morvern Peninsula in the scenic rural village of Lochaline, with stunning south facing panoramic views over the Sound of Mull towards the Isle of Mull and Ben More beyond. In a wonderful elevated position the subjects of sale present an opportunity to purchase a very rare and much sought-after building plot, extending to approximately 0.31 acres (0.1254525 ha).

The site (outlined in red on page 3) comes with full planning permission for a 3 Bedroom detached dwellinghouse (as detailed on pages 5 & 6).





**Notes:**

1. Do not scale from drawings. All dimensions to be confirmed on site prior to construction. Roderick James Architects LLP to be notified of any discrepancies before construction continues.
2. These drawings are the copyright property of Roderick James Architects LLP.
3. All Roderick James Architects LLP drawings to be read in conjunction with the proposed building notes, oak framing drawings and the structural engineers drawings and specification.
4. All external works shown are indicative. Design and extent is to be provided by others.

Revision P: 10 February 2020  
Phase 2 Plots 7 & 8 updated



**Roderick James Architects LLP**

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drawing status

**Planning**

project  
Achabeag Development  
Lochaline

client  
Andromah Estate

scale  
1:2500

date  
10th Jan 2011

drawing  
Location Plan  
For Galbraith

drawing number  
Ard/1/001

revision  
P

## LOCATION

This south facing Plot is located in the picturesque rural village of Lochaline on the beautiful West Coast of the Highlands. The area is renowned for its unspoiled beauty, abundance of wildlife, such as dolphins, seals, Minke Whales, otters, eagles, pine martins, wild cats to name only a few, and white sandy beaches. Lochaline offers a well-stocked shop, several restaurants, hotel, medical centre, primary school and harbour. Secondary schools are located either in Strontian (by road) or Tobermory (by ferry). Larger towns, Strontian, Fort William, Tobermory and Oban are within easy reach by road and ferry and offer a wider range of shops and facilities. There is a daily car ferry to the Isle of Mull from Lochaline, and a weekly pedestrian ferry from Drimnin to Tobermory. A local bus service operates from Monday to Friday (and Saturday in the summer) to Fort William, which is approx. 50 miles, amenities such as restaurants, shops, cafes, banks are all within easy reach.

## DESCRIPTION

The serviced, mainly level site is approx. 0.31 acres (0.1254525 ha) and sits in a wonderful, position with fine, open views looking over to the Isle of Mull. The site offers the purchaser a fantastic opportunity to live a rural lifestyle without feeling isolated.

## PLANNING PERMISSION

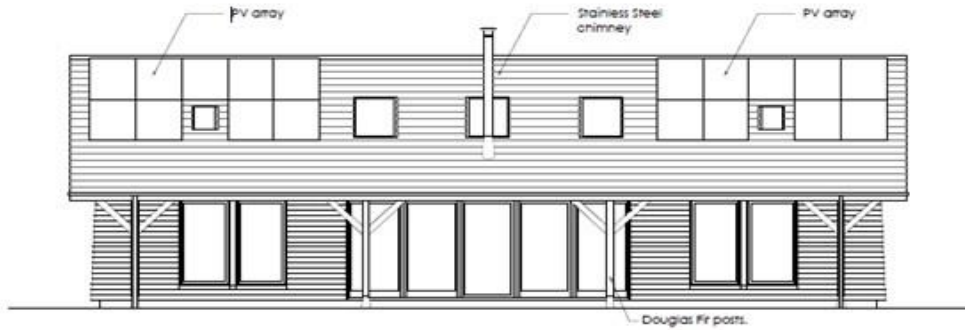
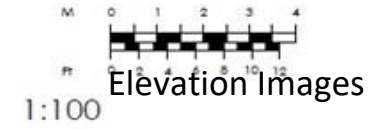
Full Planning Consent granted under Ref: 23/02151/FUL

[Q21LT3IH0DK00 | Land 70M NE Of Achabeag Lodge Lochaline Morvern \(highland.gov.uk\)](#)



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4. This drawing should only be used for the purpose indicated by the drawing status below.



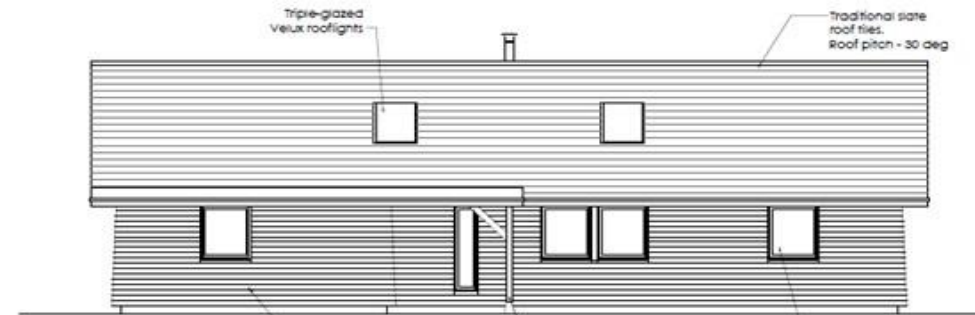
South Elevation



West Elevation



East Elevation



North Elevation

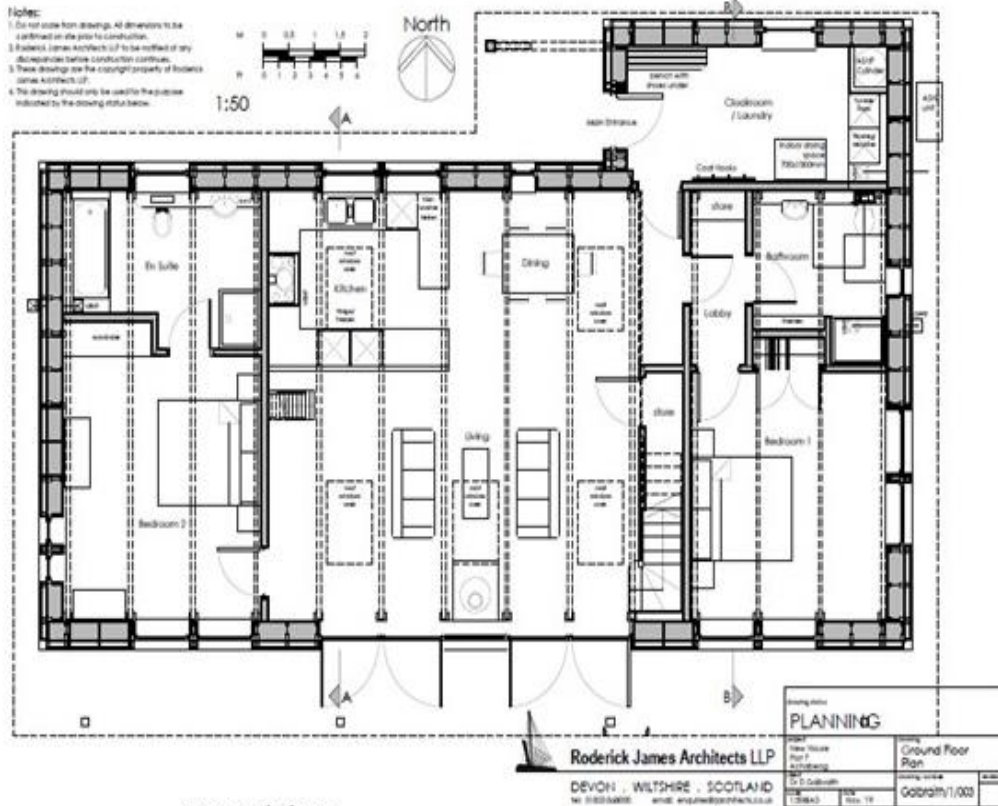
Rev A 17/01/20 PV array added



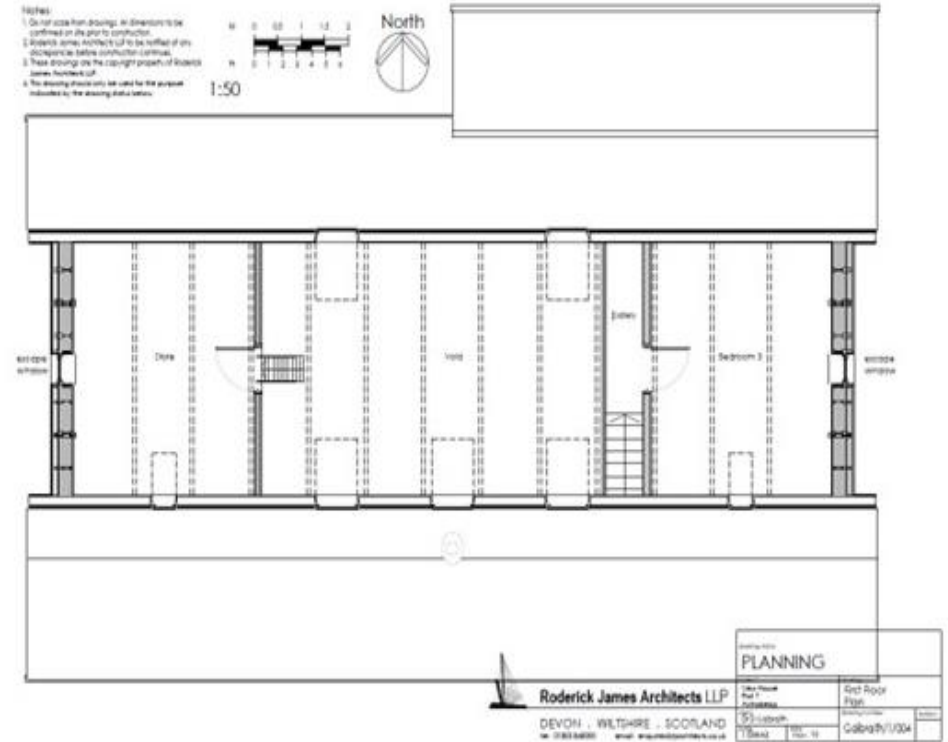
**Roderick James Architects LLP**

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drawing status		PLANNING	
project		Elevations	
client		drawing number	
Dr D Galbraith		Galbraith/1/007	
scale		revision	
1:100@A3		A	
date			
14th Nov. '19			



Ground Floor



First Floor

## GENERAL INFORMATION

**Services:** Electricity & water connections on site. Shared septic tank.

**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.



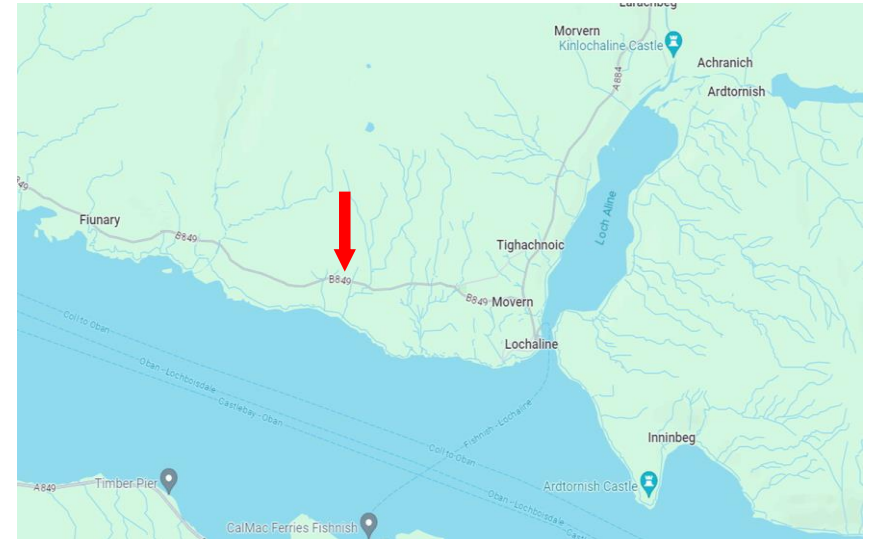
## DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry. Turn left once over the ferry and continue for approx. 12 miles towards Strontian. Turn left at the head of Loch Sunart onto A884 signposted for Lochaline. Continue along this road for approx. 19 miles. On entering the village of Lochaline turn right signposted Drimnin B849. Continue ahead for approx. 2 miles. At the bus stop turn right and then right again. The plot 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.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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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The Ferry leaving Lochaline heading for The Isle of Mull

