



## Attractive site on edge of popular village

### Property Summary

- Outline Planning Permission in place for 6 Private Houses.
- Approximately 2.17 acres (0.88 hectare)
- Services nearby
- Excellent views out towards the Small Isles and Skye.
- Close to amenities



# STATION ROAD, ARISAIG, PH39 4NJ DEVELOPMENT OPPORTUNITY

## Location

The village of Arisaig offers a range of local amenities that include medical services, a primary school, a local shop with post office, restaurants and a pub. Local attractions include Land, Sea and Islands Centre and a stop on the world famous West Highland line for the Jacobite steam train. Nearby are Camusdarach Beach and the Silver Sands of Morar, and Traigh Golf Course which is the most Westerly golf course on the UK mainland. Further amenities can be found in Mallaig that include banking facilities, a secondary school and swimming pool.

## Description

The site is located above the A830 and extends to approximately 2.17 acres (0.88 hectare). The site gently slopes east to west, with the proposed access off Station Road. The site is bounded to the east by Station Road, to the south by the A830 and to the north by the West Highland line. The boundary to the west is unfenced. The site benefits from excellent views to the west over the village and out towards the Small Isles of Eigg, Rum and Muck.

## Planning

The site benefits from outline planning consent for the erection of 6 units (dated 29th February 2016 ref: 07/00532/OUTLO; 07/00539/OUTLO; 07/00540/OUTLO; 07/00541/OUTLO; 07/00542/OUTLO; 07/00543/OUTLO). The 6 units have consent for private housing units, subject to the settlement of the Affordable Housing Commuted Payment under a Section 75 agreement with The Highland Council, and agreement to a road bond which amount may be open to negotiation and will require to be agreed with the Highland Council. This will be left to the purchaser to arrange.

## Technical Information Pack

A Technical Information Pack has been prepared containing the Planning

Consent and Section 75 Agreement. The Technical Information Pack is available to interested parties upon request.

## Additional Information

### Services

There are mains supplies of water, electricity and drainage near to the site. It is understood that capacity exists within the mains utility infrastructure to serve this site. However any prospective purchasers are advised to make their own enquiries with the relevant Utility Company/Authority.

### Third Party Rights and Burdens

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations and any other third party rights however so constituted. The vendor will retain servitude rights over the site to access land to the west.

### Price

Our clients are seeking offers for their freehold interest in Station Road. Consideration will also be given to offers for the sites individually. Offers in Scottish Legal Form should be submitted to the Selling Agents at their Fort William office. Parties are asked to satisfy themselves that they fully understand the implications of offering under Scottish Law. A closing date may

be fixed and prospective Purchasers are advised to register their interest with the Selling Agents. Further details with regard to offer requirements will be circulated prior to a closing date being set. Each party will be responsible for their own legal costs incurred in this transaction. Our clients are not bound to accept the highest or indeed any offer.

### Viewing and Further Information

Viewing is by appointment only. Any enquiries or requests for further information should be directed to the Selling Agents.

### Directions

Heading into the village of Arisaig from Fort William direction take the second right signposted 'Arisaig Station' and the site is located on the immediate left.

### Date of Entry

Date of entry will be by mutual agreement.

### Local Authority

Highland Council, Glenurquhart Road  
Inverness IV3 5NX  
Tel: 01349 886606

### Enquiries

Angus Kelly  
01397 702433  
angus.kelly@bidwells.co.uk

Carn Dearg House, North Road,  
Fort William, PH33 6PP



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