



*A FANTASTIC OPPORTUNITY, A DECROFTED
PLOT OF APPROXIMATELY 0.4 ACRES*



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Situated on a decretted plot of approximately 0.4 acres, this land parcel, once granted planning permission for a detached dwelling, now beckons with the promise of an enchanting waterfront living experience. Imagine waking up to breathtaking views of the water every day, surrounded by a tranquil ambiance that epitomises serenity by the sea. While the initial planning permission has lapsed,(Ref - 20/03026/PIP) the potential to reapply and bring your vision to life awaits, pending approval from the relevant departments. This presents a unique opportunity for those with a creative vision and a desire to craft their dream home in a picturesque setting.

Furthermore, beyond the scope of a personal residence, this versatile plot holds immense potential for various ventures. Consider the possibility of constructing new homes or seize the opportunity for a lucrative business venture, such as holiday let lodges or chalets. The strategic location of the plot, amidst the thriving tourism hub of Mallaig and Morar, opens doors to a world of possibilities. With the substantial influx of tourists in the region, the prospect of capitalising on the demand for accommodations is particularly appealing. Whether you envision creating a charming retreat or embarking on a business venture, this plot offers a canvas upon which to paint your aspirations. Embrace the potential of this idyllic locale, where nature meets opportunity, and realise the possibilities that await in this coastal haven.



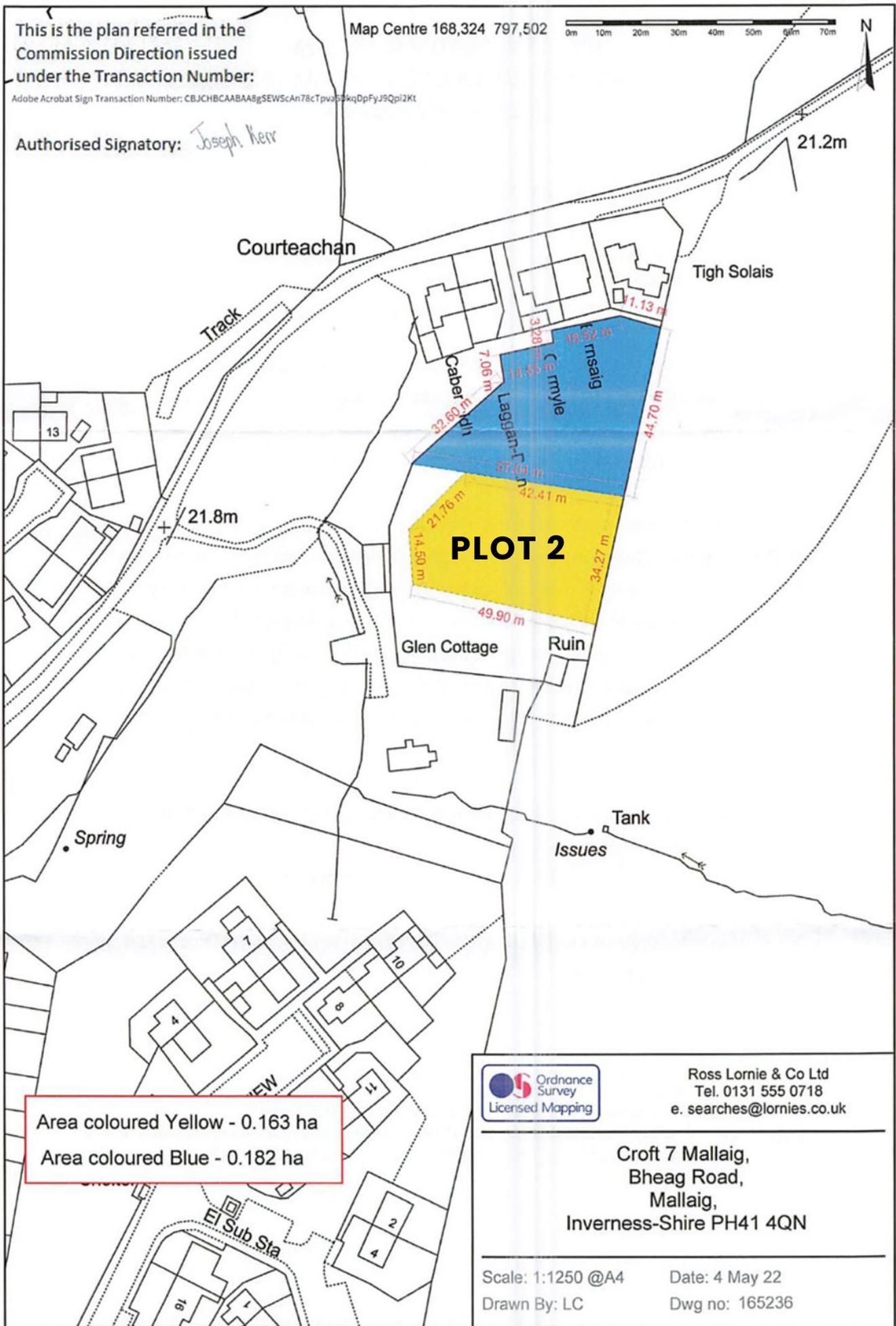
This is the plan referred in the Commission Direction issued under the Transaction Number:

Adobe Acrobat Sign Transaction Number: CBJCHBCAABA8gSEWScAn78cTpv59kqDpFyJ9Qpl2Kt

Authorised Signatory: *Joseph Kerr*

Map Centre 168,324 797,502

0m 10m 20m 30m 40m 50m 60m 70m



Area coloured Yellow - 0.163 ha
Area coloured Blue - 0.182 ha



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Croft 7 Mallaig,
Bheag Road,
Mallaig,
Inverness-Shire PH41 4QN

Scale: 1:1250 @A4
Drawn By: LC

Date: 4 May 22
Dwg no: 165236

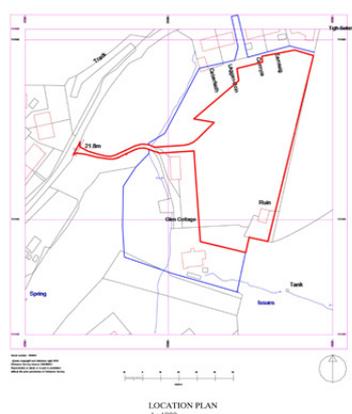
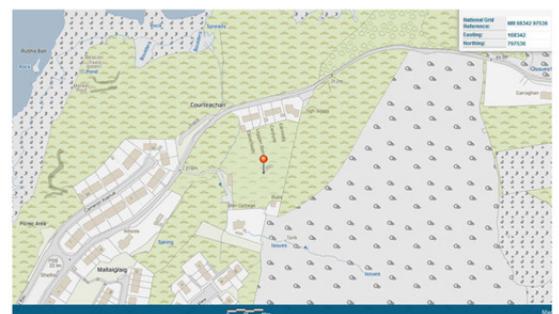


GLEN COTTAGE SITES

MICHELE MILLIGAN

VIEWS
 NIGEL JOHNSTON
 SCALE: 1:1
 FEBRUARY 2022

Rev. 02



GLEN COTTAGE, MALLAIG

MICHELE MILLIGAN

PLOTS 1, 2 AND 3
 NIGEL JOHNSTON
 SCALE: As indicated
 AUGUST 2020

Outline



BRITISH NATIONAL GRID
EASTING/NORTHING

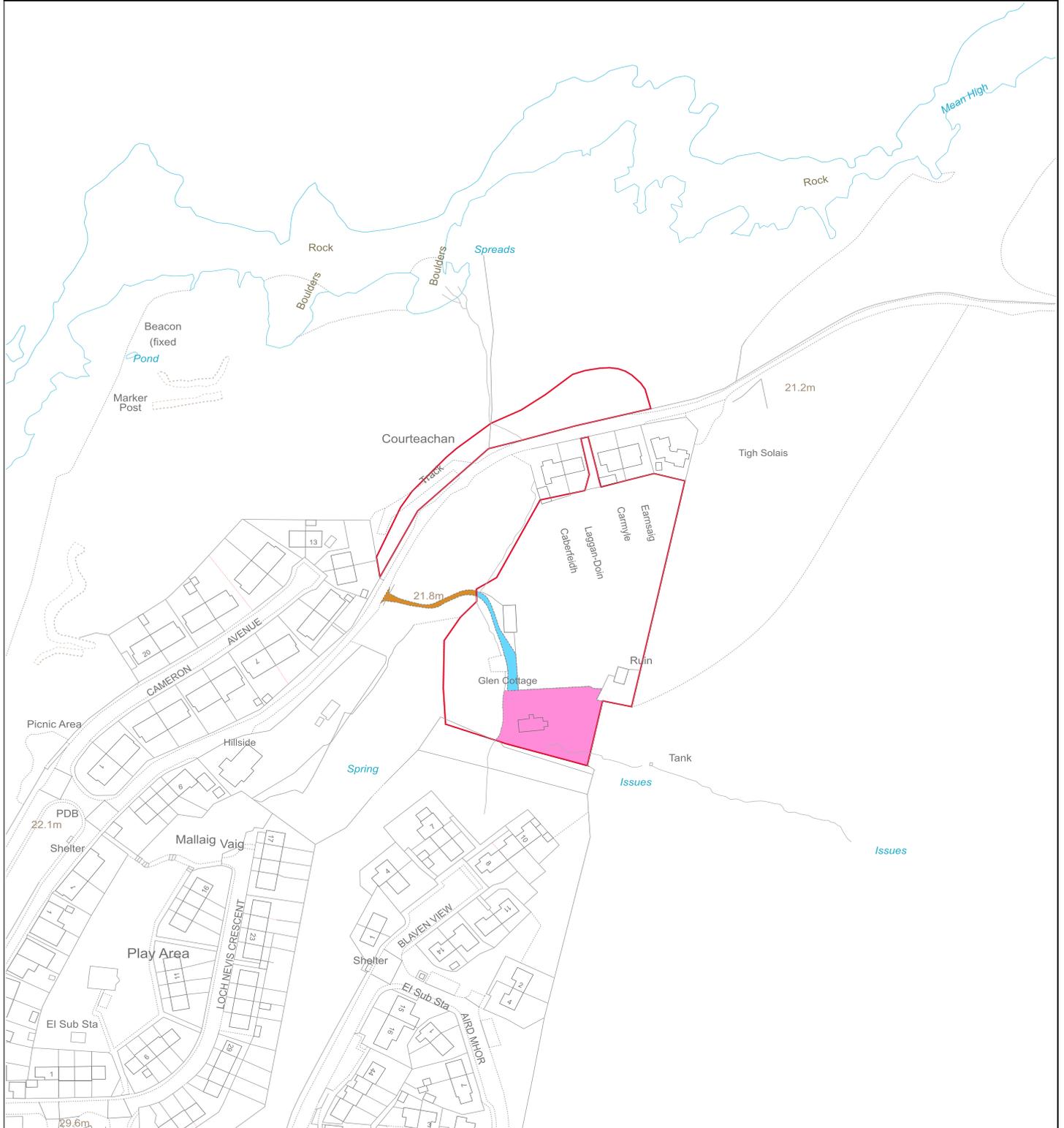
100m

168313, 797479

Survey Scale
1:2500

Print Scale
1:2500 @ A4

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Mallaig, a thriving tourist destination, stands proudly at the end of the famed Road to the Isles. Here, you'll discover a bustling hub with the main ferry services to Skye, Eigg, Muck, Rum, and Canna originating from its picturesque shores. The harbour, steeped in history, is not only a working port for the local fishing industry but also a welcoming marina for leisure sailors year-round. Mallaig's well-established local community caters to the high influx of visitors, offering an array of restaurants, cafés, supermarkets, and charming family-run artisan shops, along with banking facilities.

Families seeking quality education will find both primary and secondary schools within easy reach. Mallaig's railway station serves as the terminus for the famous West Highland Line, with the renowned Jacobite Steam Train service, celebrated in the Harry Potter series, being the star attraction. Situated just an hour's drive north-west of Fort William, Mallaig enjoys excellent transport links to Glasgow and Inverness via bus and rail. Moreover, its accessibility from the Isle of Skye makes it a prime stopover for explorers, whether arriving from the mainland or other nearby isles. Mallaig truly serves as the gateway to the stunning Highlands and Isles, a place where adventure and beauty meet at every turn.



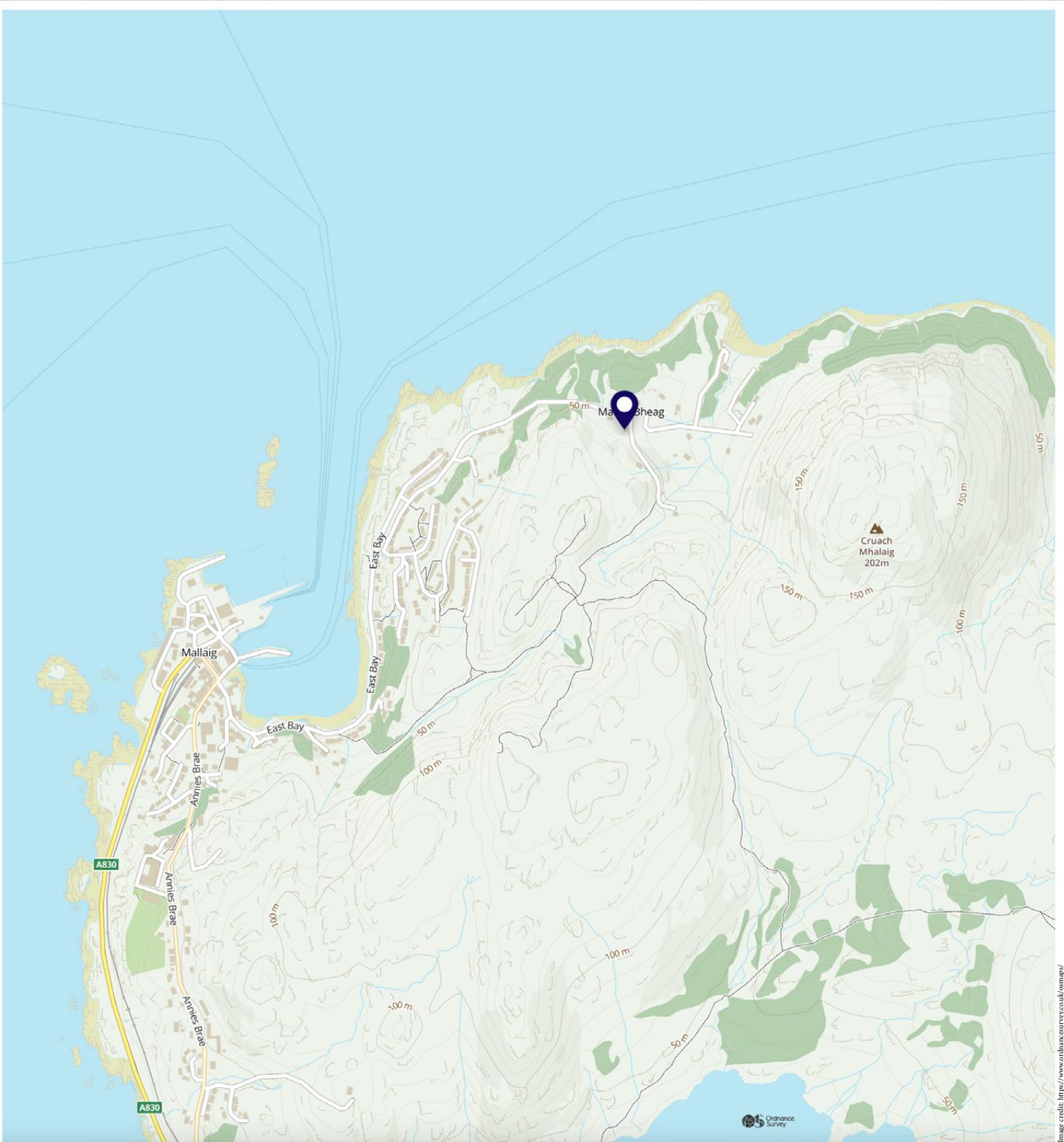


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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