



**PLOT & CROFTLAND, ARDTOE, ACHARACLE,  
ARDNUMURACHAN PENINSULA.**

**PRICE GUIDE OF £100,000**





- ◆ Tranquil location on the Ardnamurchan Peninsula
- ◆ Set amongst stunning mountain scenery
- ◆ Enjoying views over Kentra Bay
- ◆ Plot extending to approx 0.261 hectare
- ◆ Croftland included extends to approx 0.6707 hectare
- ◆ Planning in Principal for 1½ story dwelling

### SERVICES:

The plot is situated off the B8044 and enjoys an idyllic and enviable location, set amidst some of the finest scenery on the West Coast of Scotland's, Ardnamurchan Peninsula. Tucked away in the secluded and tranquil crofting hamlet of Ardtoe, Acharacle.

Mains electricity and water are in the vicinity, however, any prospective purchaser will be required to make their own enquiries regarding feasibility, availability and costs of connections from the relevant authorities. The site will require a private effluent system. Planning in principal has been agreed under the Highland Council Planning Reference 17/01197/PIP.

The decrofted plot extends to 0.261 hectare and included in the sale is an additional 0.6707 of croftland, areas stated for the plot and croftland are approximate. The croftland is essentially amenity ground and any potential use would have to comply with the Crofting Commissions Policy.

### LOCATION:

Ardtoe is located close to the glorious Kentra Bay, and the main village of Acharacle. There are lots of historic sites, beaches and castles nearby as well as it being accessible to the Isles Mull. Ardtoe is primarily serviced by Acharacle a semi-rural village which is very well equipped with amenities to include a large, well-stocked and licensed grocery shop, bakery with café attached, garage, internet coffee shop, a hotel and restaurants. Acharacle has an established and vibrant community, many of whom support and engage in various activities at the local Community Hall to include regular church luncheons, coffee mornings, craft fairs/producers' market and yoga. There is a well-respected and modern Eco-minimalism school, a nursery, several churches as well as bus connections to and from Fort William with further connections to Glasgow and Inverness.

### **DIRECTIONS: PLOT, ARDTOE, ACHARACLE, PH36 4LD**

From Fort William head north on the A82, at the BP/Distillery roundabout turn left onto the A830, continue through Glenfinnan until reaching Lochailort junction and turn left on the A861 passing through Roshven and Glenugie heading towards Acharacle. Cross over River Shiel Bridge and turn right just before the Acharacle Church onto the B8044 signed for Kentra/Arivegaig/Ardtoe. Continue along B8044 for approx 3 miles passing the Jetty on the Ardtoe Road, continue to the top of the hill with the passing place on the left. The plot is situated next to the passing place leading down towards the Lochside. Access can also be taken via the A82 Corran Ferry to Strontian on the A861, passing Strontian, Resipole and Acharacle. Turning onto the B8044.

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