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BUILDING PLOT, ACHNACROISH, ISLE OF LISMORE, ARGYLL, PA34 5UJ



- **Building plot in fabulous scenic location on Hebridean Isle of Lismore**
- **Located on the fringe of the established community of Achnacroish**
- **Mainly level with sloping ground to front, partially fenced**
- **Uninterrupted, stunning sea views overlooking the Lynn of Lorn**
- **Extends to 0.208 acres or thereby (842 Sq. m/0.08 Ha)**
- **Outline Planning Permission for 1 & ¾ storey house granted January 2018**
- **Services available nearby**

GUIDE PRICE £70,000

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A rare opportunity has arisen to purchase a building plot in a fabulous scenic location on the Hebridean Isle of Lismore. The plot is located on the fringe of the established community of Achnacroish and enjoys uninterrupted, stunning sea views to the front overlooking the Lynn of Lorn and to the mainland hills.

The Island of Lismore is ten miles long and approximately one mile wide, situated on Loch Linnhe. The ferry is accessed by two ferry points, a car ferry from Oban and a passenger ferry from Port Appin.

The small community of Achnacroish is the gateway to the island where the car ferry from Oban arrives. The island primary school is located a short distance from the plot with an excellent new community playpark in the school grounds. The local shop and post office is located approximately two miles from Achnacroish with the Lismore Gaelic Heritage Centre 2.5 miles to the north which features an excellent café and gift shop.

The plot extends to 0.208 acres (842 Sq. m/0.08 Ha) and has outline planning permission for a one and ¾ storey house granted on 25th January 2018 by Argyll & Bute Council. Copies of the consent will be made available, on request from the selling agents or from Argyll & Bute Council's website, www.argyll-bute.gov.uk

The plot is partially fenced and is mainly level with sloping ground to the front. Purchasers may be offered an option for long term let of an area of extra garden ground to the front and/or rear of the plot if desired.

SERVICES Mains electricity available nearby. Drainage would be to a septic tank. Private water supply. The purchaser will be responsible for the installation of all services.

POST CODE PA34 5UJ

VIEWING By arrangement through the selling agents.

ENTRY By mutual agreement.

PRICE Guide Price **£70,000**.

DIRECTIONS From the pier at Achnacroish, turn left. The plot is situated approximately 200 metres away.

NOTES Further information regarding the island of Lismore can be sought from the Lismore Community website, www.isleoflismore.com Ferry information/timetables can be sought at www.calmac.co.uk



WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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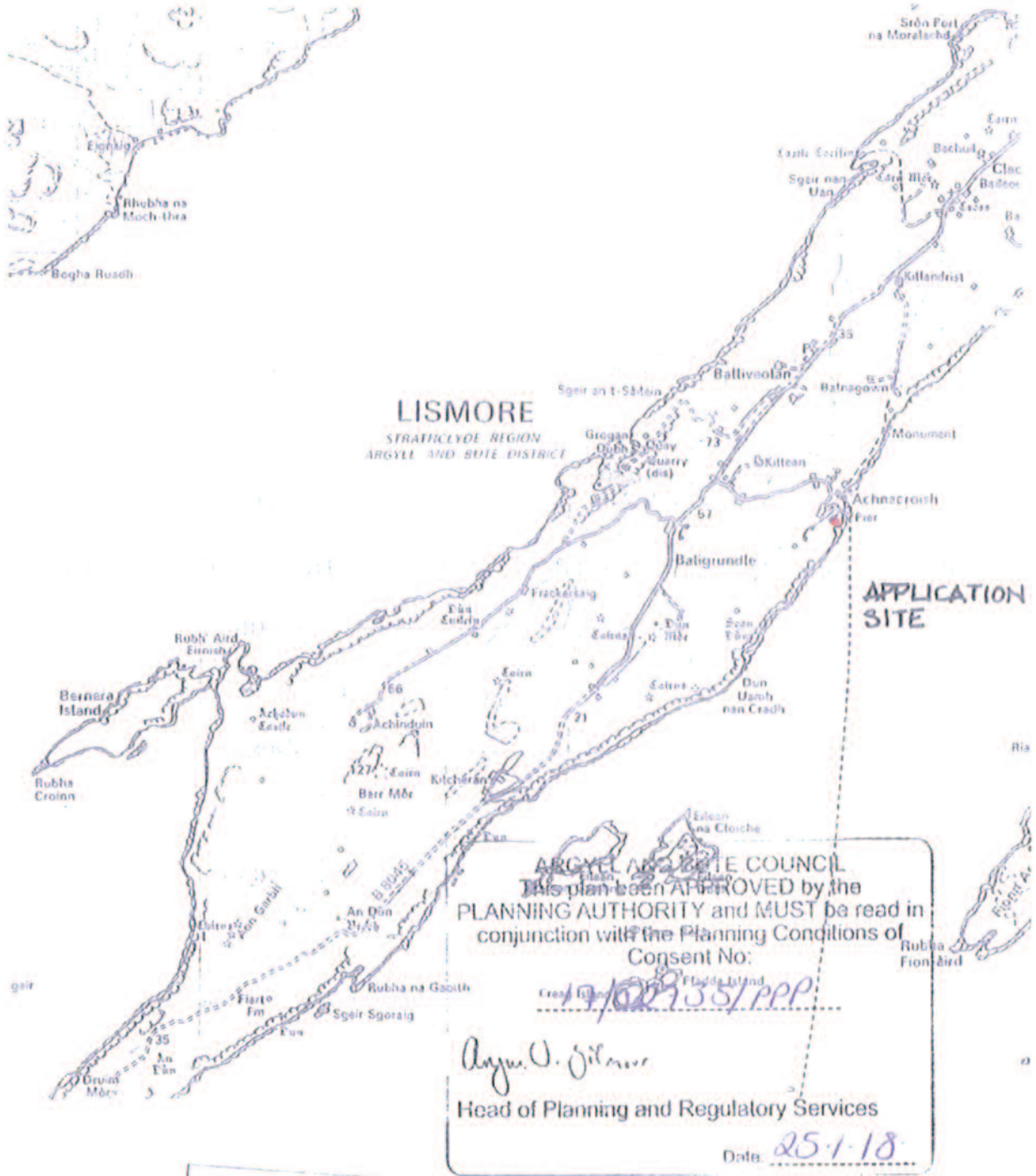


SITE PLAN
 1:1500 @A3

LOCATION PLAN
 1:1250 @A3

shanda cameron architect ltd	date
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121.03.23.1 part 100	10.11.17

Approved by the Council
 This plan has been approved by the Council and is a true and correct copy of the original plan. It must be read in conjunction with the planning conditions of Consent No. 13/02235/PPC
 Date 25/1/18
 Head of Planning and Regulatory Services



 Argyll and Bute Council
Planning and Regulatory
Services

Application ref no: 17/02735/PPP
Date received: 20/10/17

Plan no: 1 of 2
P.O. Initials: AB

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shauna.cameron@argyllarchitects.co.uk		
client:	Mr L MacDougall	
project:	House Achnacroish Lismore	
title:	LOCATION PLAN #2	
dra no	17.13.001	scale 1:5000000 date 10.17
rev	description	date
Notes: do not scale drawings use given dimensions only dimensions to be confirmed prior to commencing building works or manufacture of components all deviations to the approved plans to be reported to the architect and agreed in writing		

(A4)