



Individual Residential Development Sites

Coteachan Hill, Mallaig, Highlands

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Seven Private Detached Housing Plots

For Sale at Cotechan Hill, Mallaig, Highlands

Location

Cotechan Hill is situated to the north east of Mallaig Harbour on an elevated site with views to Skye and the Small Isles. Mallaig is a port in Lochaber on the west coast of the Highlands and access is via the A830 road which links to Fort William (approximately 43 miles) or by train on West Highland railway line (Fort William and Mallaig branch). Buses also run south along the A861 to the villages of Acharacle and Strontian. Mallaig is also the major ferry terminal for Skye, the Hebrides and Knoydart.

The development area at Cotechan Hill is well situated adjacent to established residential development and is walkable from the harbour and village centre. The railway station is within walking distance and the village centre amenities include two small supermarkets, a post office, swimming pool, doctors surgery and both primary and secondary school facilities.

Perth

4 St John Street, Perth, PH1 5SP

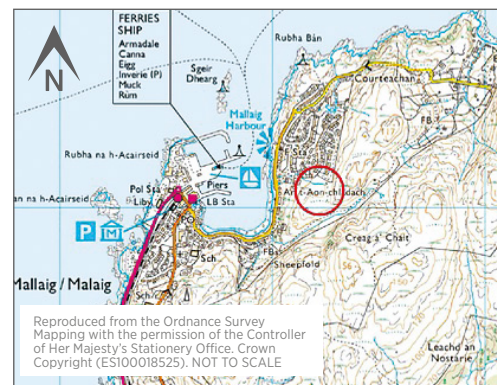
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Description

The development comprises 7 detached housing plots for open market sale individually, within a joint development being brought forward by Nevis Estates Limited, Communities Housing Trust (CHT) and Lochaber Housing Association (LHA).

The 7 private detached housing plots are situated to the south of the site, and will be accessed by an adopted road to be constructed for the initial development by LHA of 8 flats. A further 6 semi-detached houses by LHA will also be on site.

Access to individual plots will be by means of private shared accesses from the end of the adopted street.

Planning

Full Planning permission (Ref: 22/03678/FUL) was granted on 7 October 2022 for the erection of 21 units along with all other necessary technical consents for the wider development which includes the 7 private detached self build plots shown as NE1-7.

IMPORTANT NOTICE

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A generic design for a one and half storey 4 bedroomed house with a Gross Internal Floor area of 172m² was approved as part of the detailed planning consent. The design was provided by www.fairplanning.co.uk who are happy for purchasers to adopt this design or to assist with any preferred variation. The seller reserves the right to approve any variation proposals. The LHA development is currently being constructed by Knoydart Construction, Mallaig who would be pleased to offer construction services in relation to each plot.

General

Closing Date: The vendor may set a Closing Date for offers to be submitted, therefore interested parties are encouraged to note their interest in a detached plot to ensure they are notified of any

Services: Including electricity, mains water supply, foul and surface water drainage connections are available to the individual plot boundaries.

Viewing: The site is visible from the road at King's Way however, access to the site where construction works may be underway should be by appointment.

Legal: Each party will be responsible for their own legal costs incurred in this transaction.

Proposals: The vendor is inviting offers for their freehold interest in the opportunity to purchase a detached housing plot at this stage. Preference will be given to local interest.

Further Information

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