



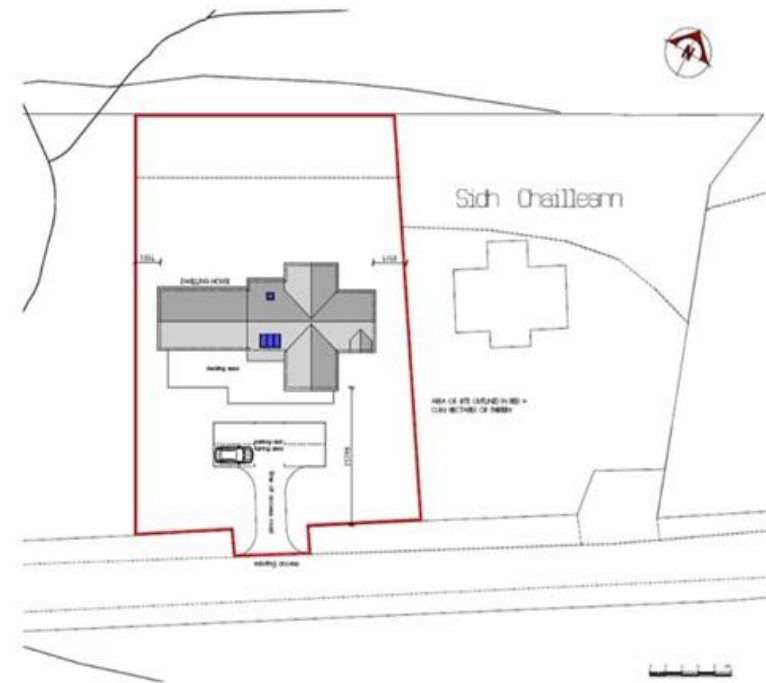
## Plot 10 & 11

Land 30M SW Of Sidh Chailleann, Fassfern, Kinlocheil, Fort Wiliam, PH33 7NP

Guide Price £145,000

**Fiuran**  
PROPERTY

## Plot Layout



## Plot 10 & 11

Land 30M SW Of Sidh Chailleann  
Fassfern, Kinlocheil, Fort William, PH33 7NP

Plot 10 & 11 is a very attractive level & cleared Plot situated in an elevated position over Loch Eil, with views of Ben Nevis and the beautiful surrounding countryside. The subjects of sale present an opportunity to purchase a much sought-after extensive building plot, extending to approximately 0.40278177 acres (0.163 ha).

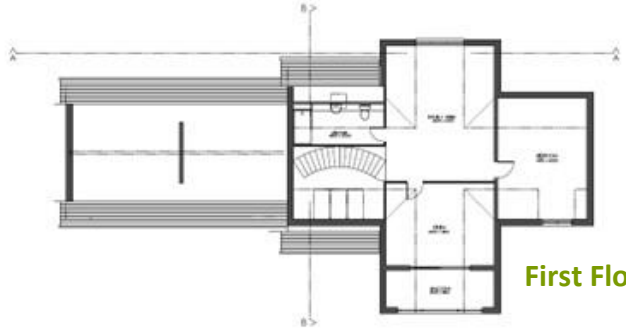
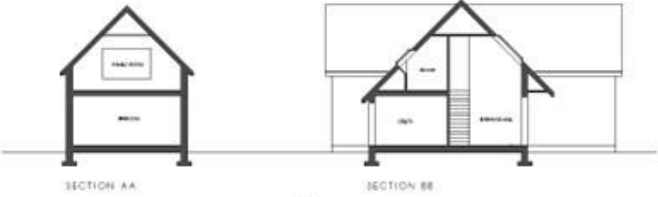
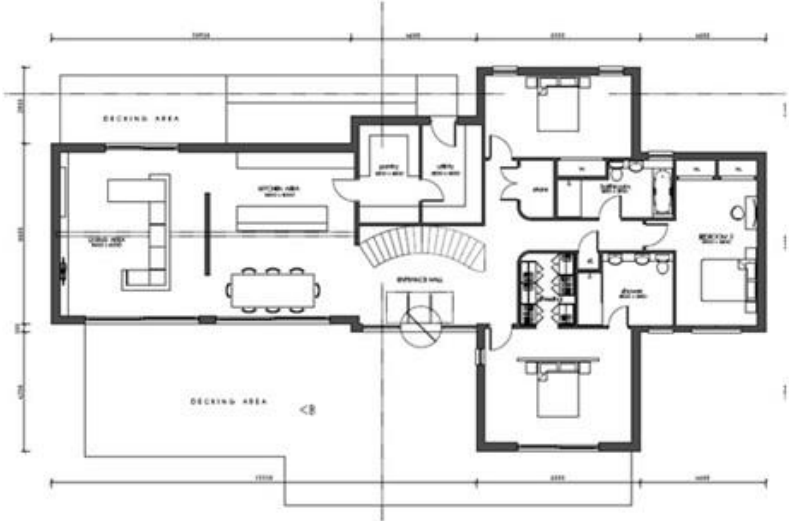
The Plot (outlined on page 2) comes with full planning permission & building warrant for a substantial 4 Bedroom detached dwellinghouse (as detailed on page 4) under planning reference 22/02186/FUL





**Elevation**

**Ground Floor Plan**



**First Floor Plan**

## LOCATION

This stunning Plot is located approximately 8 miles from the village of Corpach, which offers a well-stocked shop with post office, local primary school, pub & hotel and the famous Caledonian Canal. Further facilities are in Fort William Town Centre, which is approximately 4 miles from Corpach. Lochaber is steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round.

## DESCRIPTION

The plot is approx. 0.40278177 acres (0.163 ha), and sits in a wonderful, elevated position above Loch Eil with fine, open countryside views. The plot offers the purchaser scope to live a rural lifestyle without feeling isolated. With the building warrant in place, the plot is ready for the new owner to build their new home in an amazing location. Please note the timber shed will be removed prior to sale.

## PLANNING PERMISSION

[22/02186/FUL | Proposed dwelling house and garage | Land 30M SW Of Sidh Chailleann Fassfern Kinlocheil \(highland.gov.uk\)](#)

Copies of the planning documents are available on request via the agent or directly via the above link.



## GENERAL INFORMATION

**Services:** Mains electricity, water & drainage on site ready for connection.

**Local Authority:** Highland Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



## DIRECTIONS

From Fort William, Travel on the A830 Corpach to Fassfern road for around 9 miles. When approaching Fassfern, take the second turning on the right hand side, where signposted - Fassfern. Then take the first right, continue, the plot is on the left and can be identified by the Fiuran For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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