



## Plot at Braeroy Road

Roy Bridge, PH31 4AJ

Guide Price £145,000

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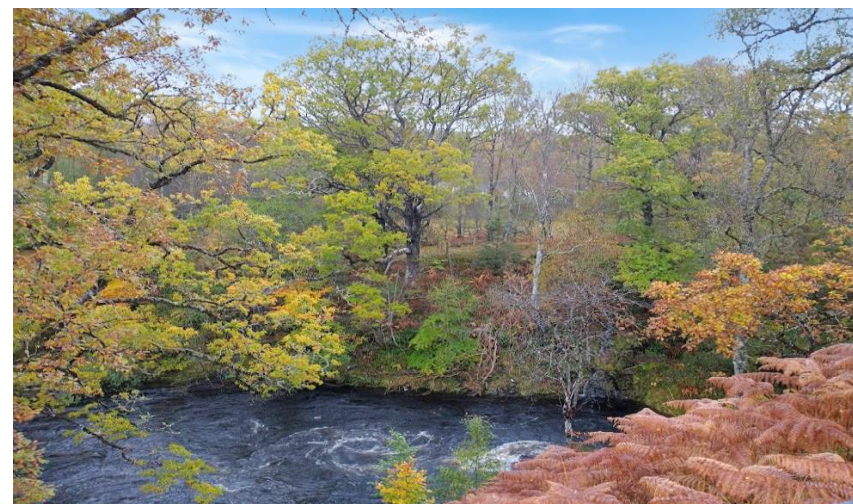
## Site Plan

## Plot at Braeroy Road

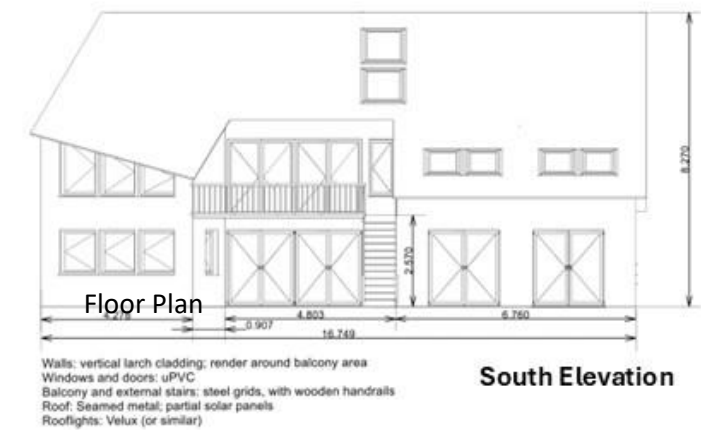
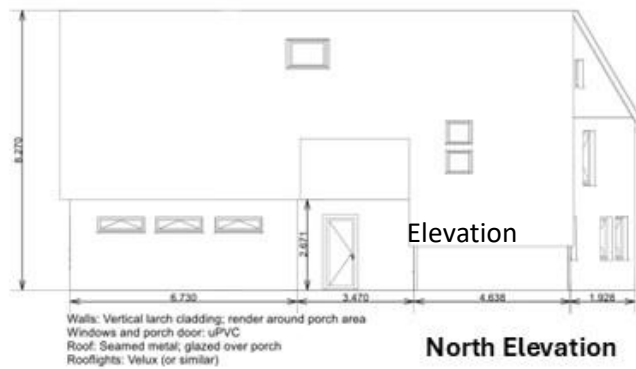
Roy Bridge, PH31 4AJ

This very attractive Plot is situated in the picturesque village of Roy Bridge. Located in an elevated position above the River Roy and surrounded by wonderful mountain & countryside views. The subjects of sale present a rare opportunity to purchase a much sought-after plot, extending to approximately 0.75 acres (0.3ha).

The Plot (outlined on page 2 above) comes with full planning permission for a substantial detached dwellinghouse with self-contained annex, (as detailed on page 4) full details can be found under planning reference 22/00282/FUL.



## Elevation Plans





## LOCATION

This stunning Plot is located in the picturesque and delightful area of Roy Bridge, which is just 3 miles from Spean Bridge and 13 miles from Fort William. The area offers a café, 2 hotels, and a church. It is on the Glasgow - Fort William railway line, as well as the overnight sleeper train to London. There is an excellent nursery and primary school in the nearby village of Spean Bridge. The secondary school is in Fort William, which is accessed by a school bus. 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. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

## DESCRIPTION

The plot extends to approx. 0.75 acres (0.3ha). It sits in a wonderful position above the River Roy (access to the river is nearby). With fine open views of the Scottish Highlands, this plot benefits from a uniquely tranquil & peaceful setting surrounded by spectacular scenery. There is a detailed topographic survey which will be available to the successful purchaser. This plot offers the purchaser a fantastic opportunity to live a rural lifestyle without feeling isolated.

## PLANNING PERMISSION

[22/00282/FUL | Erection of house | Land 100M South Of Tigh Nam Beithe Braeroy Road Roy Bridge](#)





## GENERAL INFORMATION

**Services:** Electricity, water, drainage & telecoms connections nearby.

**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.



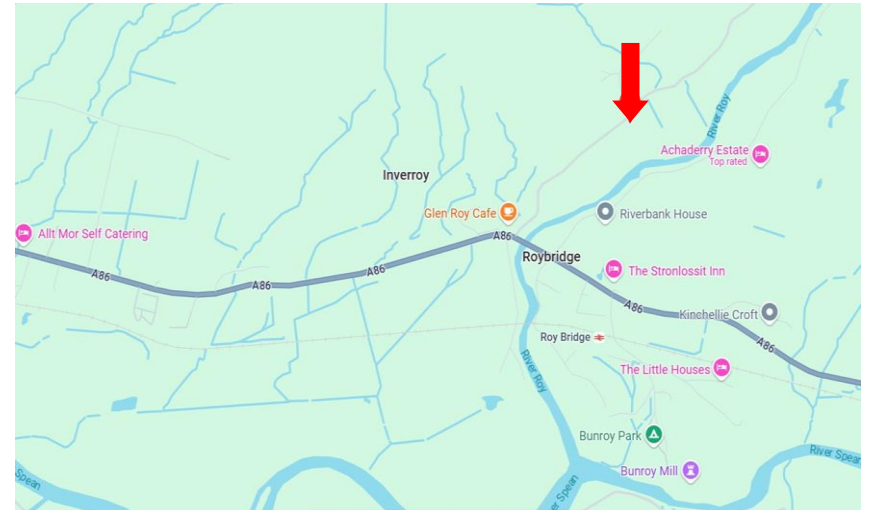
## DIRECTIONS

From Fort William, proceed north on the A82 road for approx. 9 miles. At the village of Spean Bridge, turn right on to the A86 road for Newtonmore. Continue ahead for approximately 3 miles to Roy Bridge village. Take the left turn where signposted for Braeroy. Follow the road ahead for approx. 0.5 miles. The plot lies to the south of No 8 Braeroy Road and is accessed by a shared track leaving Braeroy Road between houses No's 8 and 9 with a signboard to No 8A.

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

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Train passing through Roy Bridge and  
the stunning surrounding scenery

