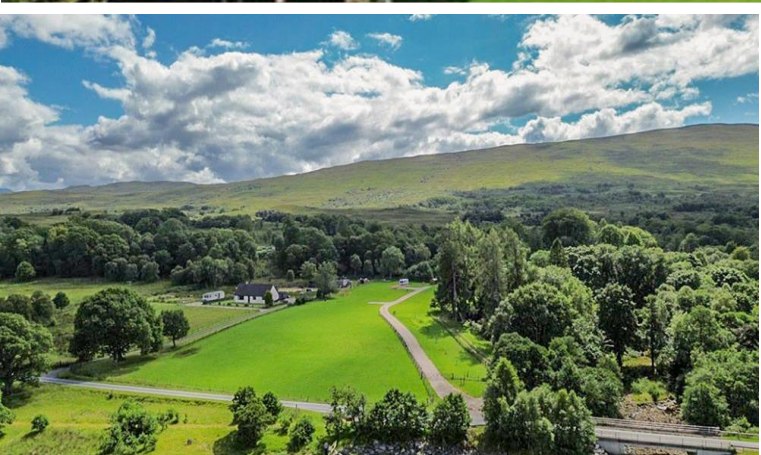




Plot – Keepers Field

Blaich, Fort William, PH33 7AN

Guide Price £220,000

Fiuran
PROPERTY

Plot – Keepers Field

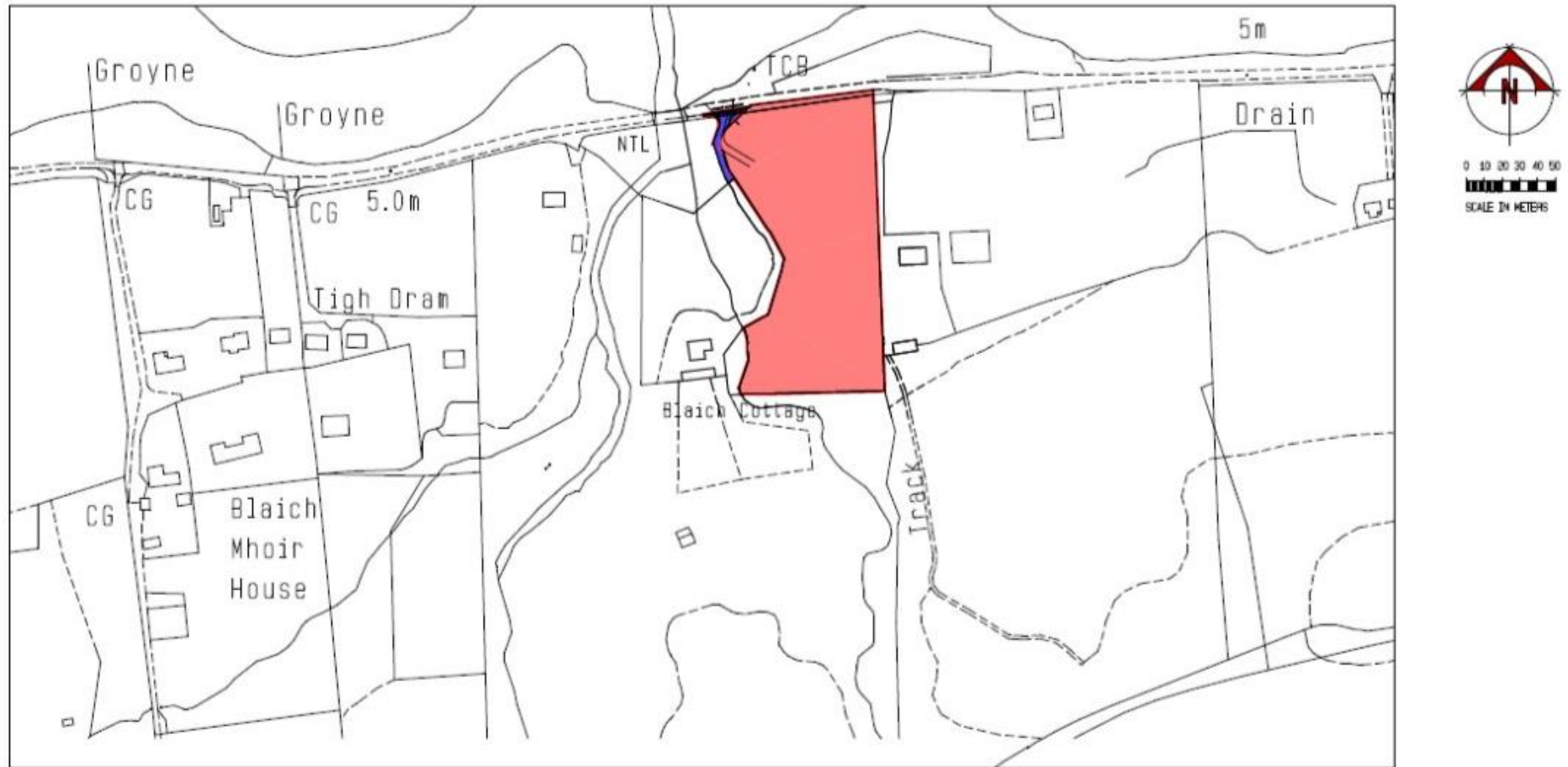
Blaich, Fort William, PH33 7AN

Plot – Keepers Field is a stunning Plot situated above the shores of Loch Eil, in the small picturesque township of Blaich. With panoramic views over Loch Eil and beyond, the subjects of sale present a rare opportunity to purchase a rare and much sought-after building plot, extending to approximately 2.84 acres (1.149307ha).

The site (outlined in red on page 3) comes with full planning permission (under Planning Reference Number 24/01969/FUL) for 2 detached dwellinghouses and a Letting Unit (as detailed on page 5).



Site Location



DESCRIPTION

Keepers Field extends to approx. 2.84 acres (1.149307ha) and sits in a breathtaking position above Loch Eil with fine, open unrestricted views over the Loch and beyond. The West Highland train line from Fort William to Mallaig operates the Jacobite steam train, which is famous from the Harry Potter films, passes on the far side of the loch. The steam train can easily be seen from the plot as it travels between Fort William and Mallaig. This plot offers the new purchaser a fantastic opportunity to live a rural lifestyle without feeling isolated.

PLANNING PERMISSION

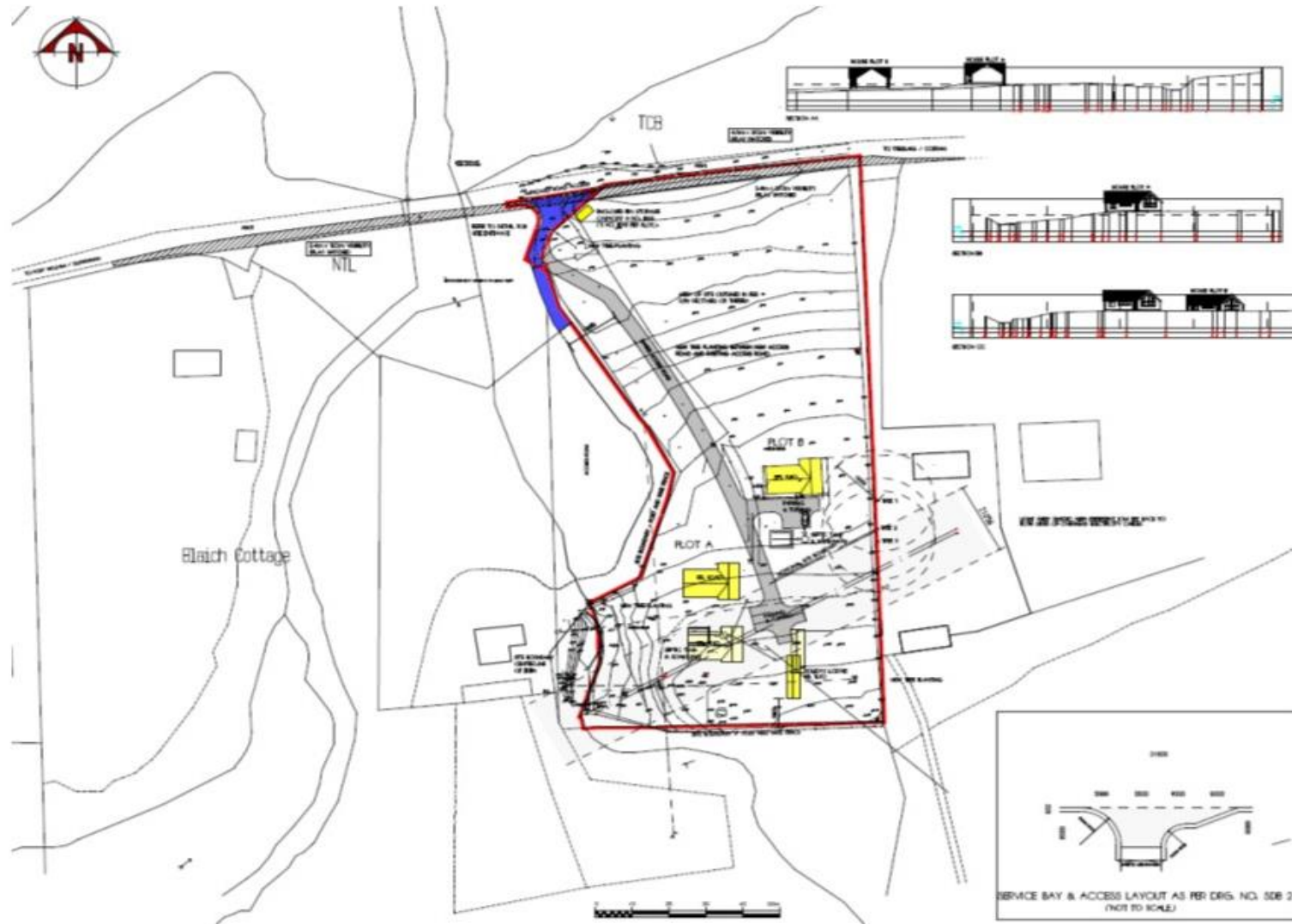
Full Planning Consent was granted on 15th May 2024 for 2 detached dwellinghouses and a letting unit, full details can be found using Ref: **24/01969/FUL**. Copies of the planning documents are available via this link [24/01969/FUL | Erection of 2no. houses and letting unit \(22/02205/FUL - amended position to Plot A and letting unit\) | Land 70M East Of Blaich Cottage Blaich Fort William](#)

LOCATION

This Plot is set in a magnificent landscape in the picturesque township of Blaich, on the beautiful West Coast of the Highlands and only approximately 20 miles drive away from Fort William. There is a regular passenger ferry sailing from nearby Camusnagaul to Fort William and a local bus service operates to and from Fort William, and surrounding areas. Local schools are located in Fort William, Ardgour or Strontian. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



Site Layout Plan



GENERAL INFORMATION

Services: Water & electricity on site.
Drainage to septic tank (required).

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: Site visit strictly by appointment through the selling Agent.



DIRECTIONS

From Fort William on A82 head North onto the A830 Fort William to Mallaig Road. Turn left at Loch Eil onto the A861. Continue ahead for approximately 6 miles. The Plot is on the right-hand side and can be identified by the 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.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

Loch Eil directly opposite the Keepers Field

