



Plot of Land 43M West Of Braehead Cottage

Tighphuirt Glencoe, Ballachulish, PH49 4HN

Offers Over £175,000



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PROPERTY

Boundary Plan for the Plot - 43M West Of Braehead Cottage

Blue area – House Site

Pink area - Woodlands Area



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This Plot is located in the picturesque village of Tighphuirt, Glencoe, elevated in a wonderful position with magnificent views over Loch Leven and stunning mountain views towards the Mamores. The subjects of sale present a rare opportunity to purchase a much sought-after building plot, set in amongst ancient woodland, extending to approximately 33 acres (13.35ha).

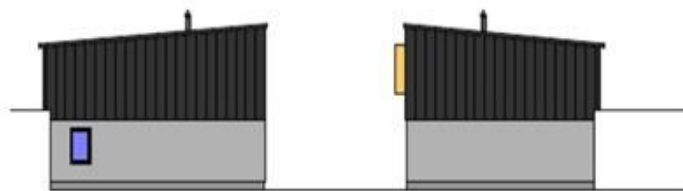
The site (outlined in red on the previous page) comes with full planning permission for a superior 3 Bedroom detached dwellinghouse together with 1 Bedroom Letting Unit & Car Port (house site location outlined in blue on previous page) full details of the planning can be found under planning reference 23/03186/FUL





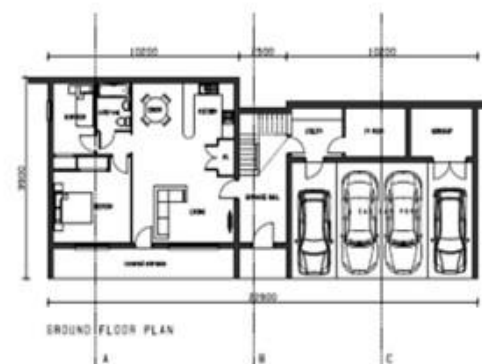
REAR ELEVATION

Elevations

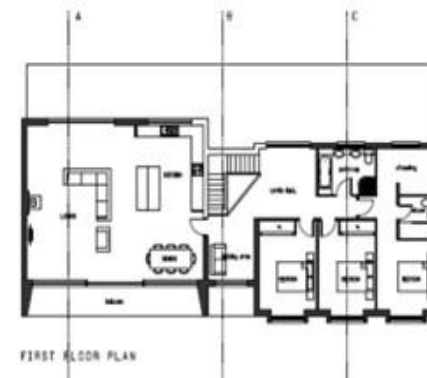


SIDE ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor Plans



The smart way to buy & sell property in and around Fort William

LOCATION

This stunning Plot is located 43 meters West of Braehead Cottage in Tighphuirt on the outskirts of the villages of Glencoe and Ballachulish. Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round. There is a primary school, village hall, cafe, hotel, pub, church and dentist all located within Glencoe Village. Further amenities can be located in nearby Ballachulish. The secondary school is located in the nearby village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

DESCRIPTION

The site is approx. 33 acres (13.35ha), and sits in a wonderful elevated position with fine, open views looking over Loch Leven and the Mamores. This Plot offers the purchaser scope to live a semi-rural lifestyle without feeling isolated.

PLANNING PERMISSION

Full planning permission was issued on 14th May 2025 for a 3 Bedroom dwellinghouse house and letting unit. Copies of the planning documents can be found on Highland Council Planning website [via this link](#) or are available on request from the selling agent.



GENERAL INFORMATION

Services: Electricity, water & drainage 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 take the A82 south towards Glasgow, and continue on this road for approx. 15 miles. Pass the village of Ballachulish on the right-hand side, and continue on the A82 towards Glencoe. Turn right at the sign for Tighphuirt. The plot is located 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.

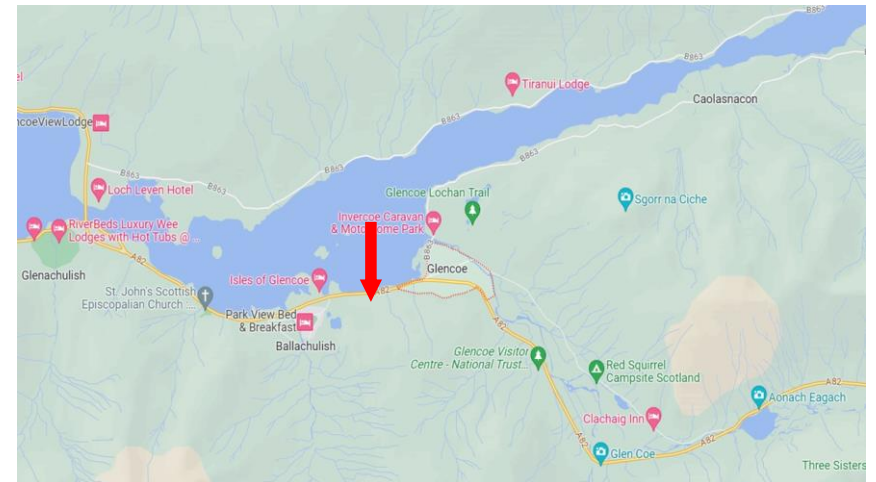
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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