



MacPhee & Partners

Plot at Croft 2 Bohuntin, Bohuntinville, Roy Bridge, PH31 4AH



PRICE GUIDE: £58,000

- Elevated Building Plot
- Stunning Views towards the Surrounding Mountains and Countryside
- Idyllic Rural Location
- Planning Permission in Principle for a Detached Property
 - Services Available Close to Site
 - Around 0.5 Acres

The sale offers an excellent opportunity to purchase an elevated building plot in the small settlement of Bohuntinville on the outskirts of Roy Bridge village. Enjoying stunning views over the surrounding countryside towards the Grey Corries and Nevis Range of mountains, the plot extends to around 0.5 acres and benefits from Planning Permission in Principle for a detached house. To the rear of the plot, there are 7 trees which are to be preserved.

Location

Bohuntinville is located amidst spectacular Highland scenery some 2 miles from Roy Bridge with its hotels, railway station and excellent nursery and primary school in the neighbouring village of Spean Bridge. Extra services and amenities are available a further 13 miles distant at the principal town of Fort William. Whilst the area offers seclusion, it is also an ideal base to take advantage of all the leisure and pleasure activities the area has to offer.

Planning Permission

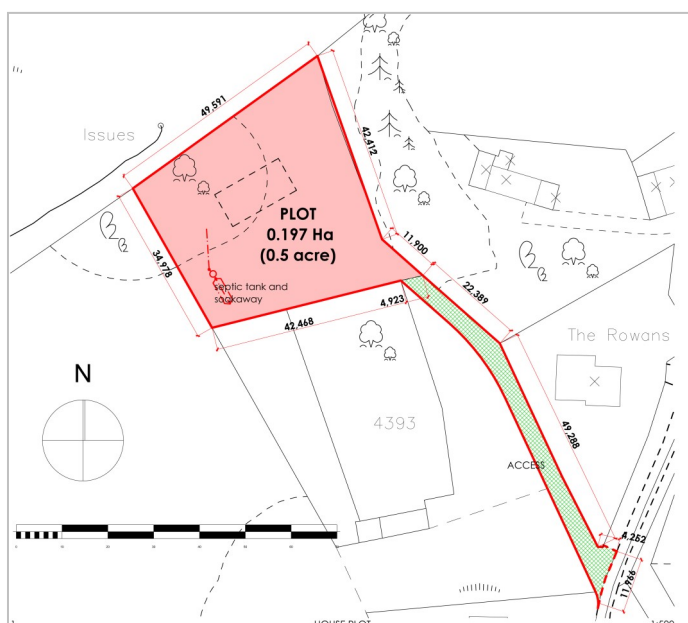
Planning Permission in Principle was granted on 31st May 2018 (Ref:18/01759/PIP) for the erection of a detached dwellinghouse, formation of access and installation of a septic tank. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

Services

It will be the purchaser's responsibility to connect to the services. Electricity and water will be to the mains supply nearby the site whilst drainage will be to a private septic tank. It will also be the purchaser's responsibility to create the access track to the site.

Travel Directions

From Fort William, proceed north for 10 miles on the A82 Inverness Road. At Spean Bridge, turn right on to the A86 road, signposted Newtonmore, for 3 miles to Roy Bridge. In the village, turn left where signposted Glen Roy, Bohuntin & Brae Roy, passing St Margaret's Church. Continue on this road for approximately 1.5 miles, turning left where signposted Bohuntinville. The access to the plot is approximately 150 metres on the left hand side, just beyond Innis Beag and left of The Rowans.



KEY:

The green shaded area indicates where the access road is to be formed, with a deed of servitude granted over this area. The pink shaded area indicates the actual plot site.



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