



Plot at Ardgour
Clovullin
Ardgour
By Fort William
PH33 7AB



REDUCED GUIDE PRICE: £72,000

Fort William 10 miles. Strontian 14 miles. Glasgow 102 miles.

Nestled in woodlands, in the small township of Clovullin in the desirable area of Ardgour, the subjects for sale offer an attractive building plot, with views to the surrounding countryside. The plot, which extends to around 0.34 acres, benefits from Full Planning Permission for a very unique tower house. The tower house is timber clad, with accommodation arranged over three levels.

Ardgour is an attractive village, which sits amidst spectacular Highland scenery. Local amenities include a hotel and primary school, whilst a high school covering the Ardnamurchan area is located in Strontian some 12 miles from Ardgour. The area also provides an ideal base to take advantage of the numerous leisure and pleasure activities the region - now known as 'The Outdoor Capital of the UK' - has to offer.

- Charming Building Plot
- Mountain Views
- Desirable Village Location
- Full Planning Permission for Tower House
- Approximately 0.34 Acres
- Services available for Connection Close By

MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL
01397 702200
estateagency@macphee.co.uk
www.macphee.co.uk



Planning Permission

Full Planning Permission was granted on 30th April 2018 (Ref:18/00942/FUL) for the erection of a detached house. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

Services

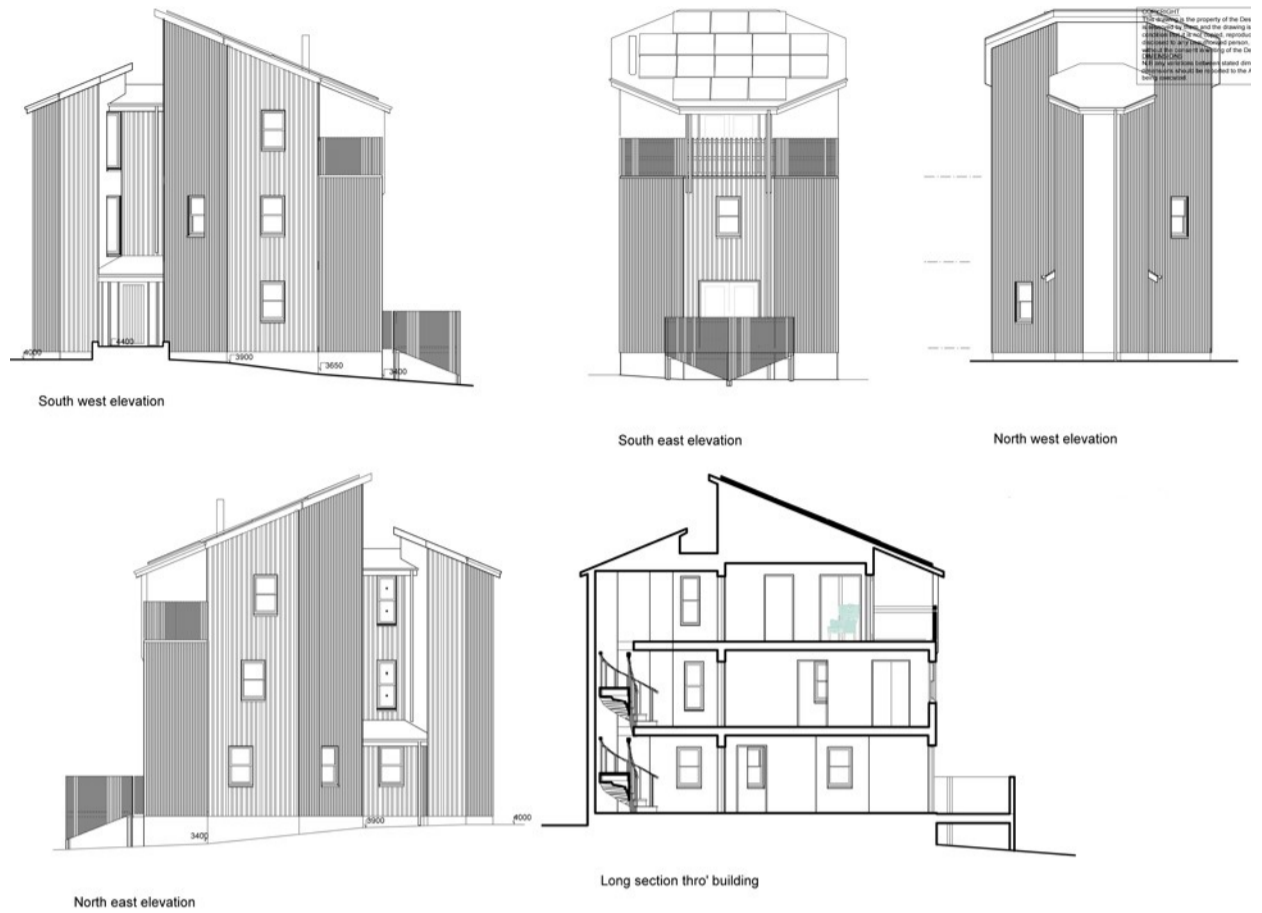
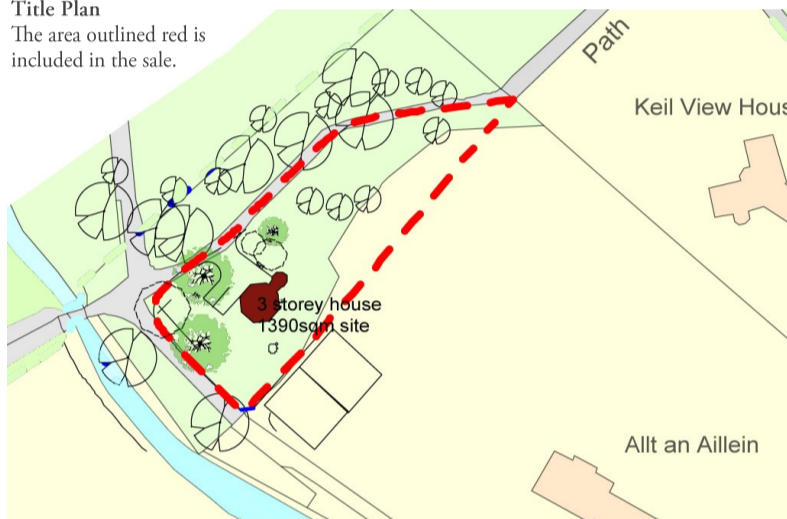
It will be the purchaser's responsibility to connect to the services, however electricity is located close to the site. Water will be to mains and drainage will be to a septic tank, exclusive to the property, within the grounds. It will be the purchasers responsibility to connect to, or install, the services.

Travel Directions

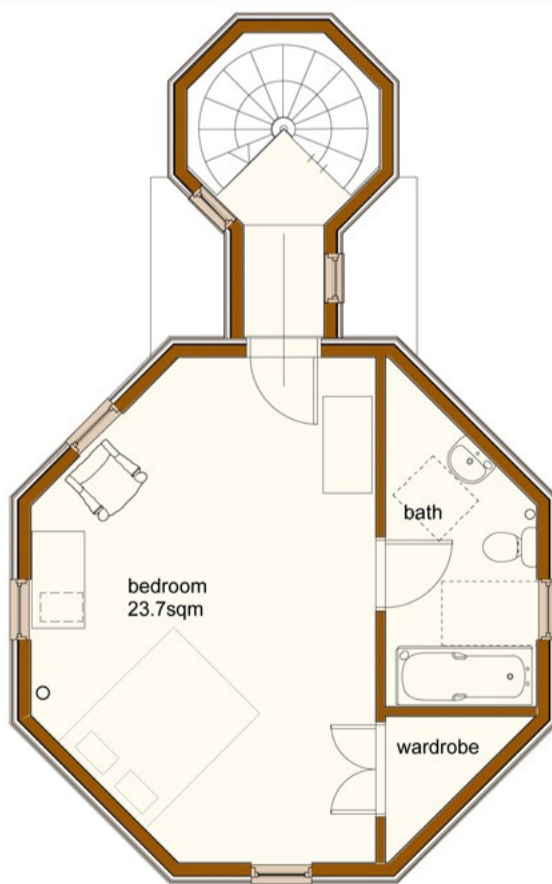
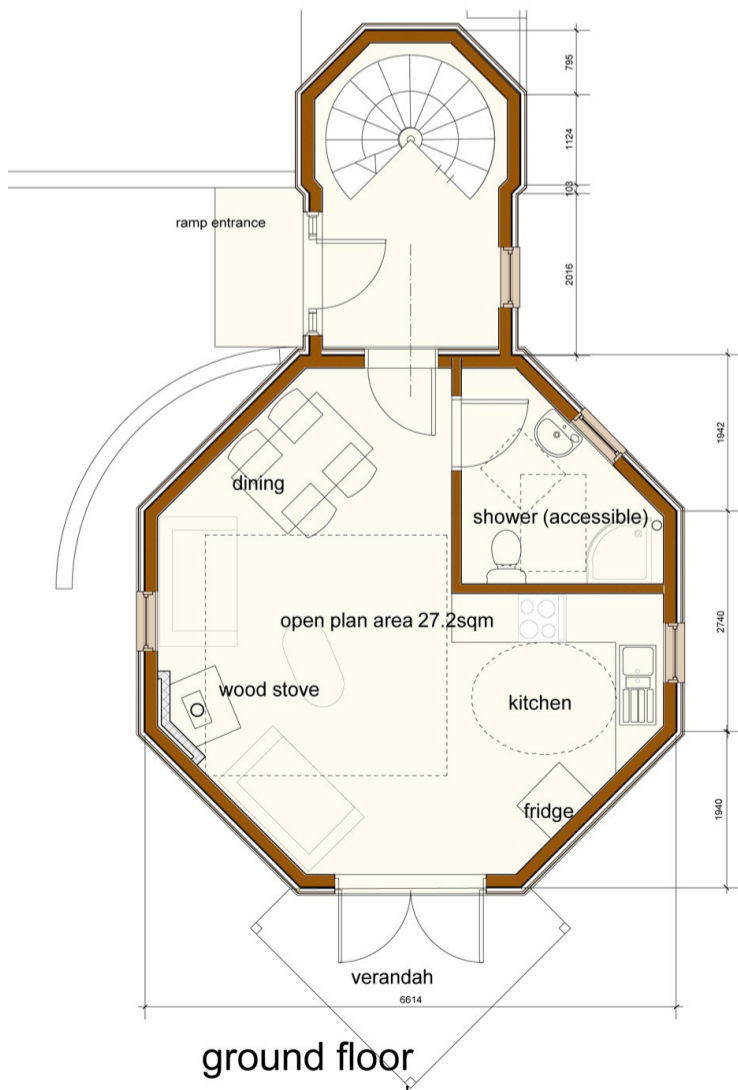
Approximately 8 miles south of Fort William on the A82, cross the Corran Ferry and turn left. After 0.5 mile, turn right, sign-posted Clovullin, and shortly after the primary school and village hall, turn right again through a pair of grey iron gate posts, towards Ardgour House. Follow this road for half a mile, just after Ardgour House, the road branches to the right. Just over a bridge the plot is facing you.

Title Plan

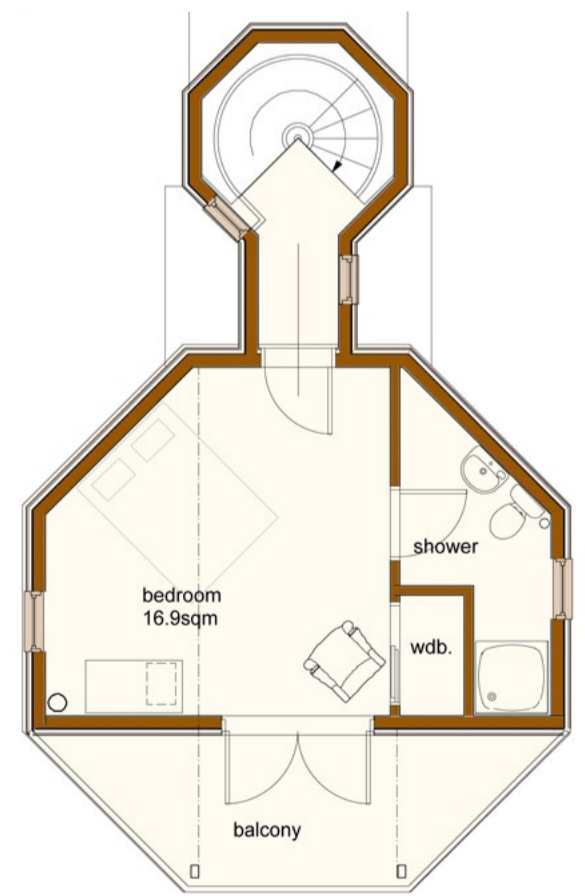
The area outlined red is included in the sale.



Floor Plans



first floor



second floor



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3)'.