



LAND WITH BUILDING PLOT | BELLSGROVE | STRONTIAN | PH36 4JB

PRICE GUIDE: £198,000

An opportunity has arisen, to purchase around 6 acres of land, in the desirable location of Bells Grove, on the outskirts of the coastal village of Strontian. The land, which is bound by ancient Caledonian pine and forestry, also benefits from a building site with full Planning Permission, in perpetuity, for a substantial dwellinghouse. The sale offers the successful purchaser, somewhat of a lifestyle opportunity, with the potential of further development, subject to obtaining planning permission.

The location of the plot evokes a real feeling of being remote, yet is only three miles from the main village of Strontian, and enjoys stunning views over the grounds, to the surrounding countryside and beyond. The area offers an abundance of wildlife, with a small burn running through the grounds. Local amenities are available in the nearby village - primary and secondary school, doctors, hotels, cafe, shops, post office and fuel station.

- Around 6 Acres of Land with a Building Plot
- Charming & Desirable Rural Location
- Stunning Countryside Views
- Full Planning Permission for a House, Foundations Already Built
- Nestled in Forestry & Woodland
- Potential Further Development
- Services on Site or Nearby

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Planning Permission

Full Planning Permission was granted on 10th Aug 2009, Reference: 09/00243/FULLO, for the erection of one house. The artist impressions, show the property complete. Copies of this Planning Permission, and approved plans, are available on request with the selling agent. Please note that this planning is held in perpetuity.

Services

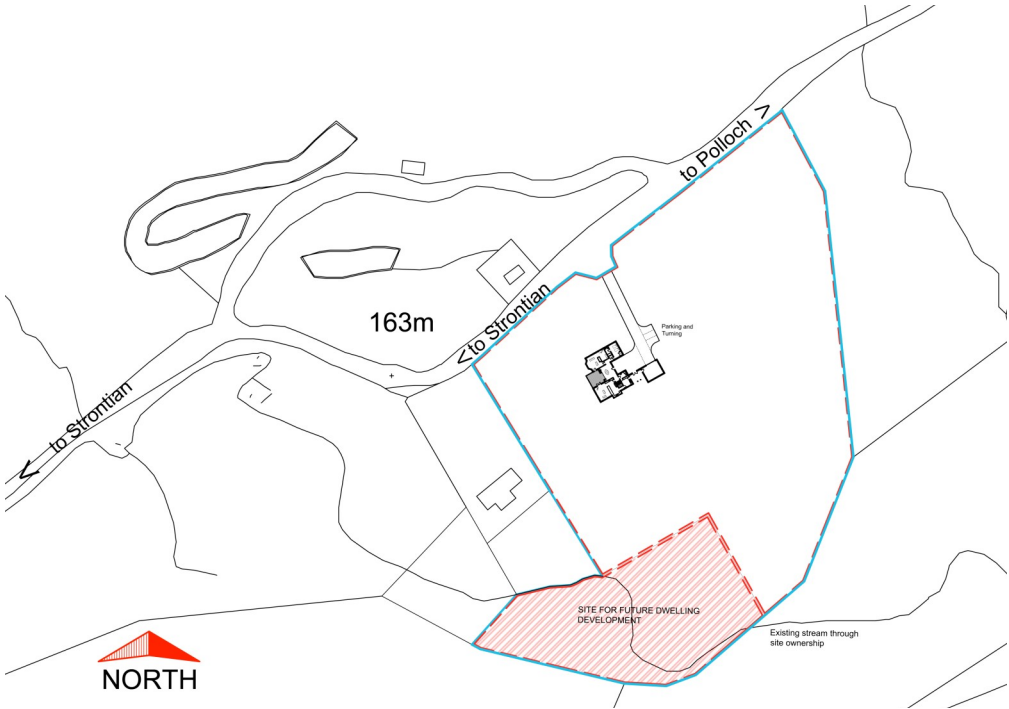
At present, the build has been completed to foundation level, making it ideal project for the new owner. Water is currently on site, and electricity, is close by for connection. Drainage will be to a septic tank or similar, to be installed by the purchasers.

Site Plan

The area outlined blue is included in the sale. The area hatched red indicates the area for potential further development.

Travel Directions

From Fort William take the A82 south for 8 miles, then cross over the Corran Ferry. On leaving the Ferry, turn left for Strontian (around 12 miles). On passing through Strontian, cross over a stone bridge, and turn right immediately, signposted Bellsgrove. Travel on this road for around 3 miles, and the plot is located on the right hand side, just after The Stable.



FLOOR PLANS

