

# 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 Bellsgrove, 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

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 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

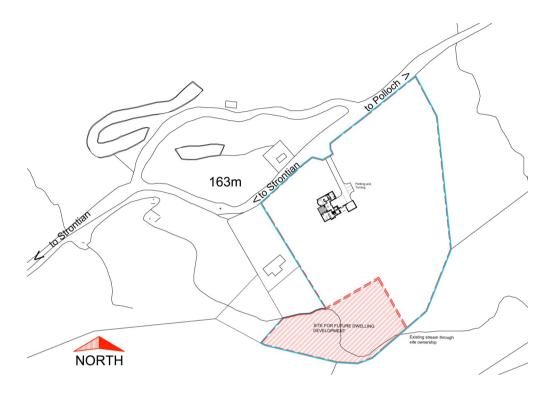
At present, the build has been completed to foundation level, making it ideal project for the new owner. Water is currently on site, and electricity, is close by for connection. Drainage will be to a septic tank or similar, to be installed by the purchasers.

### Site Plan

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

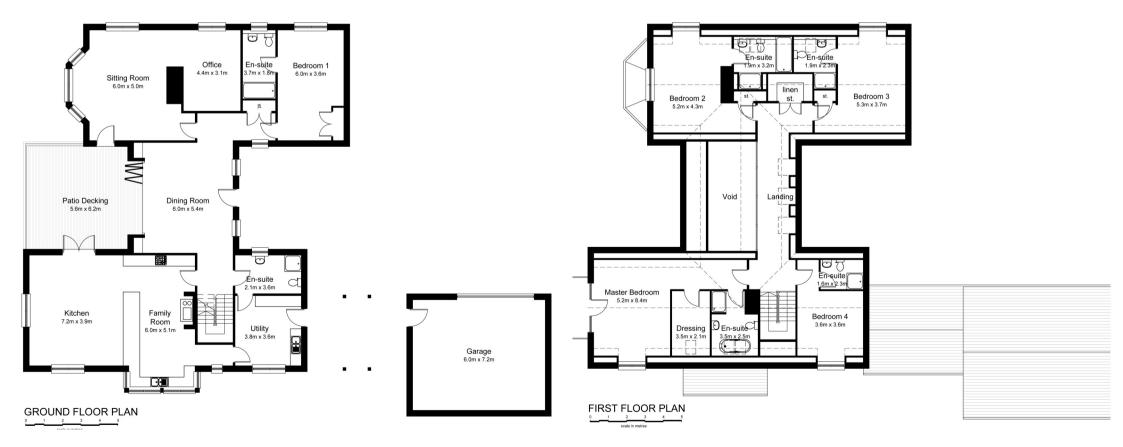
### Travel Directions

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





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)'.