



MacPhee & Partners

Plot 1, Bunree, Onich, PH33 6SE



General Location of all 3 Plots

GUIDE PRICE: £95,000

- Prime, Level Building Plot
- Countryside & Mountain Views
- Semi-Rural Village Location
- Planning Permission in Principle for a Detached Property
 - Services Available Close to Site
 - Around 0.50 Acres

Enjoying a superb, semi-rural location, with views to the Ardgour Hills, and surrounding countryside, the sale offers an exciting, and rarely available opportunity, to purchase a generous building plot. Located at Bunree, in the desirable village of Onich, Plot 1 forms an attractive, level site, extending to around 0.50 acres. Benefiting from Planning Permission in Principle, for the erection of a detached property, the plot is nearby all mains services. It should be noted, that below the moss, at an average depth of 600mm, is alluvial gravel. There are also a further two similar plots, available on the same area of land, Plot 2 and Plot 3, and the bell mouth entrance to all plots, is already in place.

Onich is a charming and sought-after residential village, spread along the coast of Loch Linnhe, with Fort William and Glencoe an easy 15 minute commute in either direction. Offering an abundance of superb walks and trails throughout Glenrigh Forest, in neighbouring Inchree, with its multi-cascade waterfall, the plot is only a short walk or drive to all local amenities and is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer. A popular restaurant and pub, with chalets and bunkhouse on site, is also located in Inchree whilst a two minute trip on the ferry to Ardgour offers further bar & restaurant facilities on the lochside. Onich itself has a filling station with shop, church, village hall, hotels, pubs and restaurants, with the local primary school in nearby North Ballachulish and secondary schools in Fort William, Kinlochleven and Strontian. The area is recognised as the 'Outdoor Capital of the UK' and benefits from year round visitors taking advantage of the excellent outdoor pursuits available throughout the year including walking, mountaineering, ski-ing, sailing, fishing, golf and sight seeing.

Planning Permission

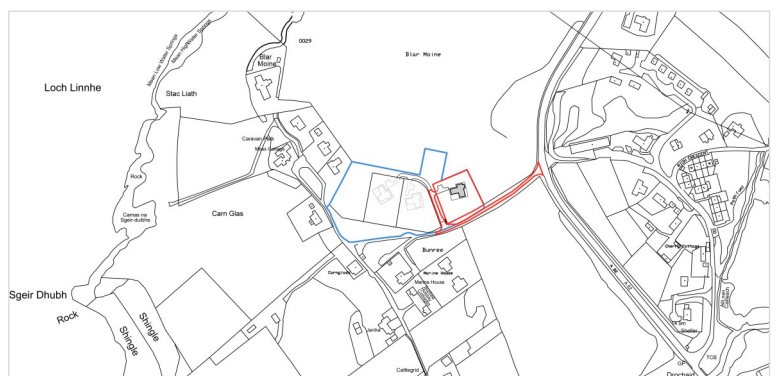
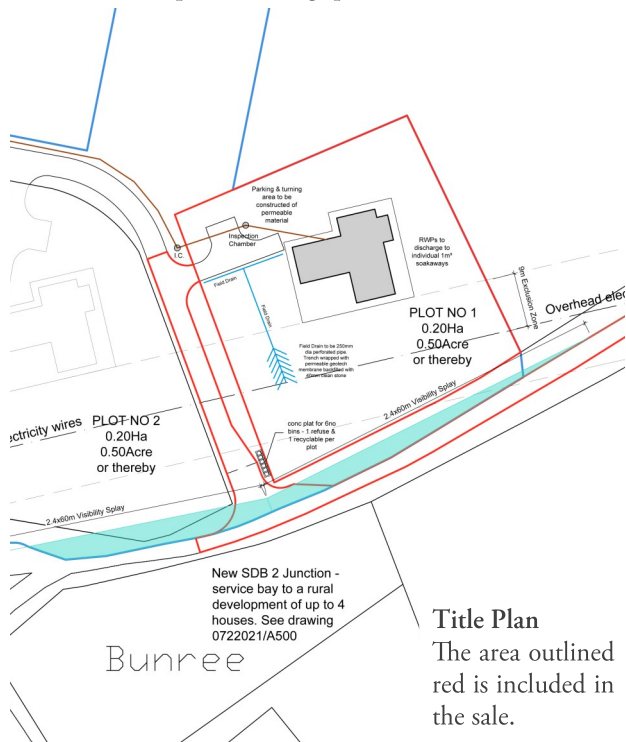
Planning Permission in principle was granted on 20th April 2022 (Ref: 21/03157/PIP) for the erection of a detached dwellinghouse. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

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 nearby disconnecting sewage manhole, already installed.

Travel Directions

From Fort William, travel south on the A82 for around 8 miles. Pass the entrance to the Corran Ferry, and continue along the road, taking the first entrance on the right hand side, signposted Bunree. Plot 1 is located on the right hand side, the first of the three available plots, well signposted.



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 & Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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 5).