



MacPhee & Partners

Plot at Fassfern, Kinlocheil, Fort William, PH33 7NP



PRICE GUIDE: £130,000

- Prime Building Plot
- Countryside & Loch Views
- Charming Rural Location
- Full Planning Permission a Detached House & Garage
- Services on Site for connection
 - Around 0.31 Acres

Occupying an prime position, with magnificent views over Loch Eil, Ben Nevis and the surrounding countryside, the subject for sale offers an exciting opportunity to purchase a desirable building plot, located in the exclusive development of Fassfern, at Kinlocheil. Enjoying a tranquil position, the plot benefits from Full Planning Permission and building warrant for a detached dwelling house and garage and extends to around 0.31 acres.

The plot is located in the small community of Fassfern, an area renowned for its wonderful woodland and fantastic walks, on the north banks of Loch Eil, a short distance from the A830 'Road to the Isles', linking Fort William to Mallaig. The plot benefits from a remote feel, yet is located only 8 miles from the village of Corpach, with shops, schooling, church and hotel, not to mention the Caledonian Canal. Further facilities are located in Fort William, four miles further south. Lochaber is the 'Outdoor Capital of the UK' where a range of activities are all within easy reach of the plot. Skiing Aonach Mor or Glencoe, golf at Fort William, Spean Bridge or Ballachulish, and mountain biking, are just some of the outdoor pursuits available in the area. Lochaber is also an ideal base for water sporting pursuits, such as sailing or fishing.

Planning Permission

Full Planning Permission in Principle was granted on 20th April 2023 (Ref: 21/00560/FUL) for the erection of a house and garage. Copies of this Planning Permission and approved plans are available on the Highland Council website or on request with the selling agent.

Services

There is mains water and electricity to site and a septic tank installed.

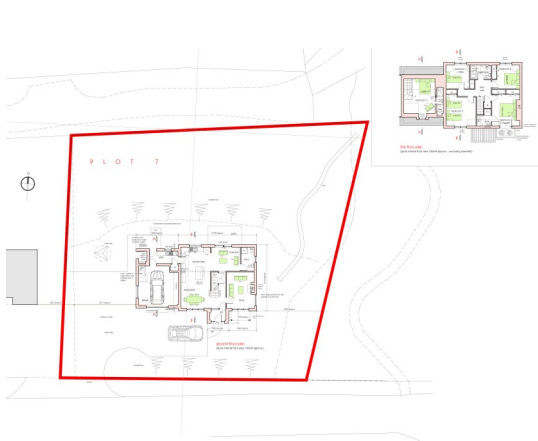
Travel Directions

Travel on the A830 Corpach to Fassfern road for around 9 miles. When approaching Fassfern, take the second turning on the right hand side, where signposted - Fassfern. Then take the first right and the plot is located just after the first two properties.

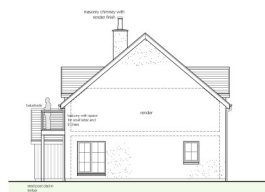


Site & Floor Plan

The area outlined red is included in the sale.



Elevations



side (east) elevation



rear (north) elevation



side (west) elevation



front (south) elevation



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

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