



MacPhee & Partners



PLOT AT GLENLOY | GLENLOY | FORT WILLIAM | PH33 7PD

PRICE GUIDE: £230,000

A very rare opportunity has arisen to purchase a most desirable building plot, located in the highly desirable area of Glen Loy, on the outskirts of Banavie, Fort William. Enjoying stunning views to the surrounding countryside, Ben Nevis and River Loy, the level site extends to around 0.92 acres and benefits from Full Planning Permission for a bespoke, contemporary architect-designed property. Included in the sale is a caravan, which is already located on the plot.

Situated in a most sought-after, and tranquil location, the plot is idyllically positioned in Glenloy with its commanding views. Located approximately 9 miles from Fort William, local amenities are available in Spean Bridge and Corpach, including shops, hotels, railway station, restaurants, primary school etc. The location, within the heart of spectacular Highland scenery, means it is well placed to take advantage of all the leisure and pleasure activities which the area has to offer, including hiking, golfing, mountain biking, cycling, sailing and skiing.

Prime Building Plot

Stunning Views to Ben Nevis & River Loy

Idyllic Rural Location

Full Planning Permission for Bespoke Architect-Designed Property
Services Available or an Off-Grid Lifestyle Opportunity

Caravan on Site

Around 0.92 Acres

MacPhee & Partners

Airds House, An Aird

Fort William

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Planning Permission

Full Planning Permission was granted on 12th June 2024, Reference: 22/05663/FUL, for the erection of a detached house. The artist impressions show the property complete. Copies of the Planning Permission, and approved plans, are available on the Highland Councils website or by request with the selling agent.

Services

A connection is required for mains electricity however, the current owners were considering an off-grid lifestyle. There is currently water located on site, and drainage will be to a septic tank or similar, to be installed by the purchasers.

Site Plan

The area outlined red is included in the sale.

Travel Directions

Travelling north from Fort William, turn left on to the A861 "Road to the Isles" to Mallaig. Proceed over the Caledonian Canal and turn right immediately thereafter – signposted Banavie. Proceed along this road (B8004) for around 5 miles, turning into Glenloy. Pass Inverskilavulin and after 450 yards, the access to the plot is on the right hand side.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



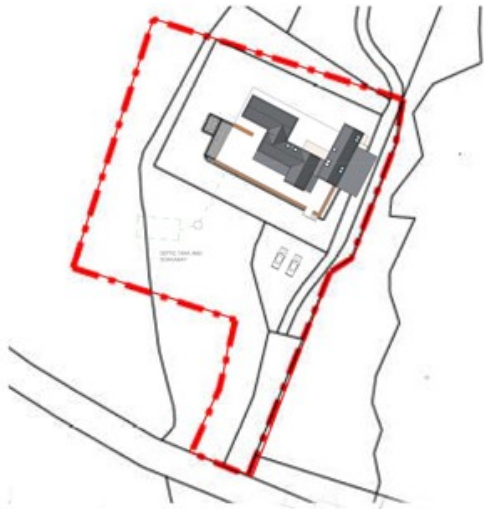
WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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 5).