



MacPhee & Partners

Plots 3 & 4 at Gairlochy, Spean Bridge, PH34 4EQ



GUIDE PRICE: £80,000 PER PLOT

- 2 Prime Building Plots
- Idyllic Semi-Rural Location
- Planning Permission in Principle for Detached Properties
- Electricity & Water on Site - Requires Connection by the Purchasers
- Drainage to Private Septic Tanks (to be Installed by Purchasers)
 - Around 0.36 Acres Each

Located within the desirable hamlet of Gairloch and enjoying views to the surrounding countryside, and beyond towards the River Lochy, the subjects for sale form two level building plots. Extending to around 0.36 acres each, the plots benefit from Planning Permission to build a detached dwellinghouse on each site.

Location

With its historic swing-bridge spanning the Caledonian Canal as it enters Loch Lochy, the small hamlet of Gairloch enjoys a spectacular waterside location. The canal itself, with its towpath running all the way to Fort William, provides many leisure opportunities and moorings/pontoon facilities are usually available on Loch Lochy by separate agreement with British Waterways.

The larger village of Spean Bridge, 2 miles distant, has an excellent village shop, hotel, pubs, restaurants and a primary school, whilst the main regional town of Fort William, 13 miles distant, provides full shopping facilities and secondary school.

Planning Permission

Planning Permission was granted on 5th November 2015 (Ref: 14/00340/FUL) and is held in perpetuity. The Planning Permission and associated documents can be viewed on the Highland Council's website or on request from the agent.

Services

It will be the purchaser's responsibility to connect to the services, however mains electricity and water are both located on the site. Drainage will be to a new private septic tank, exclusive to each plot, within the individual grounds – this will be up to the purchaser to have this installed. Servitude rights will be granted for all necessary services. The shared access entrance has already been created by the current owner.

Travel Directions

Travelling from Fort William to Spean Bridge on the A82, proceed through the village and up towards the Commando Memorial. Turn left immediately after the Commando Memorial and continue for approximately 2 miles. The plots are located on the left hand side, before crossing the stone bridge, 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 and 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).