



PLOT AT CRAIGAHULISH | ACHAPHUBUIL | FORT WILLIAM | PH33 7AL



PRICE GUIDE: £145,000

An exciting opportunity has arisen to purchase a charming, substantial building plot, located in Craighulish, Achaphubuil. Situated to the south of The Narrows, where Loch Linnhe meets Loch Eil, the plot enjoys views over the water to the surrounding countryside and Ben Nevis. The site extends to around 1.7 acres and benefits from Full Planning Permission for a bespoke, contemporary architect-designed Dualchas property, garage and ancillary cabin.

Craighulish is located on the outskirts of Achaphubuil, a small crofting township situated across the loch from Corpach, with high schools in Strontian - some 27 miles away - or Fort William. Fort William can be reached by road (22 miles distant) or by means of a passenger ferry from nearby Treslaig. There is also a regular bus and pedestrian ferry service daily direct to Fort William from Achaphubuil.

- Prime Building Plot
- Stunning Views over Loch Linnhe to Ben Nevis
- Idyllic Rural Location
- Full Planning Permission for Bespoke Architect-Designed Property, Garage & Ancillary Cabin
- Services Available Close-by
- Around 1.7 Acres



MacPhee & Partners
Airds House, An Aird
Fort William
PH33 6BL
01397 702200
estateagency@macphee.co.uk
www.macphee.co.uk

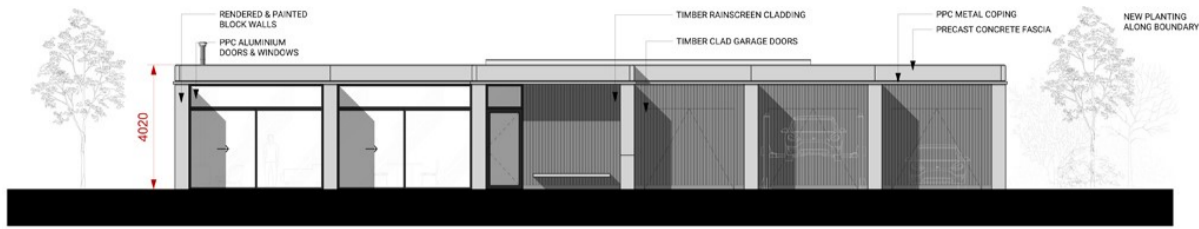


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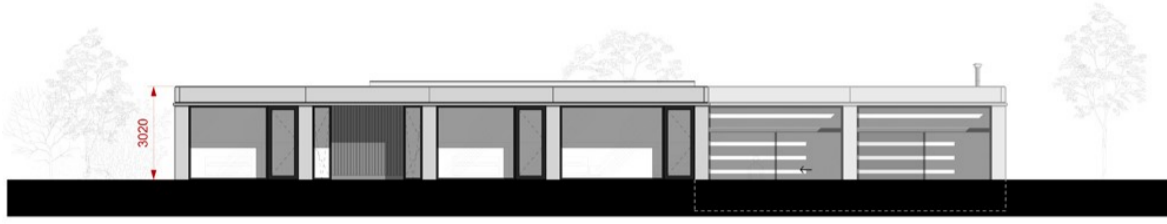


PrimeLocation.com

Main House

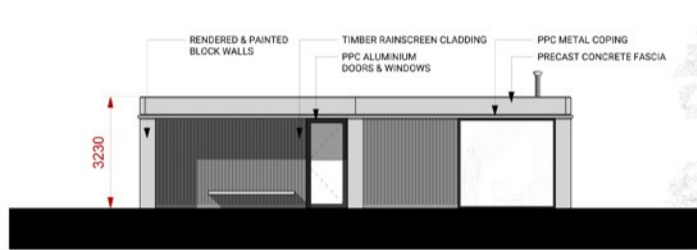


1 FRONT ELEVATION
Scale: 1:100

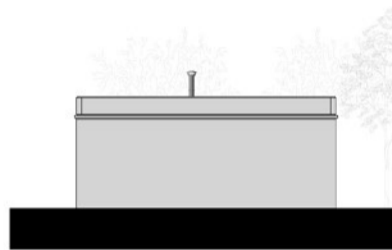


2 REAR ELEVATION
Scale: 1:100

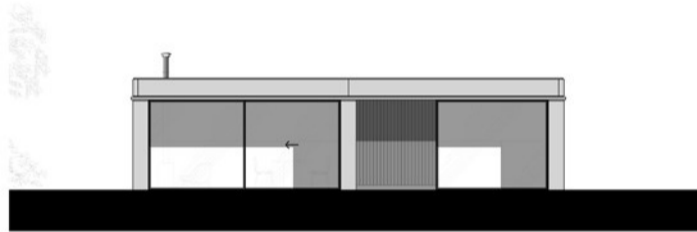
Cabin



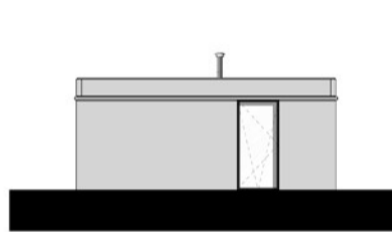
1 FRONT ELEVATION
Scale: 1:100



2 WEST ELEVATION
Scale: 1:100



3 REAR ELEVATION
Scale: 1:100



4 EAST ELEVATION
Scale: 1:100

Planning Permission

Full Planning Permission was granted on 1st May 2024, Reference: 24/00839/FUL, for the erection of a house, garage and ancillary cabin. Copies of the Planning Permission, and approved plans, are available on the Highland Councils website or by request with the selling agent.

Services

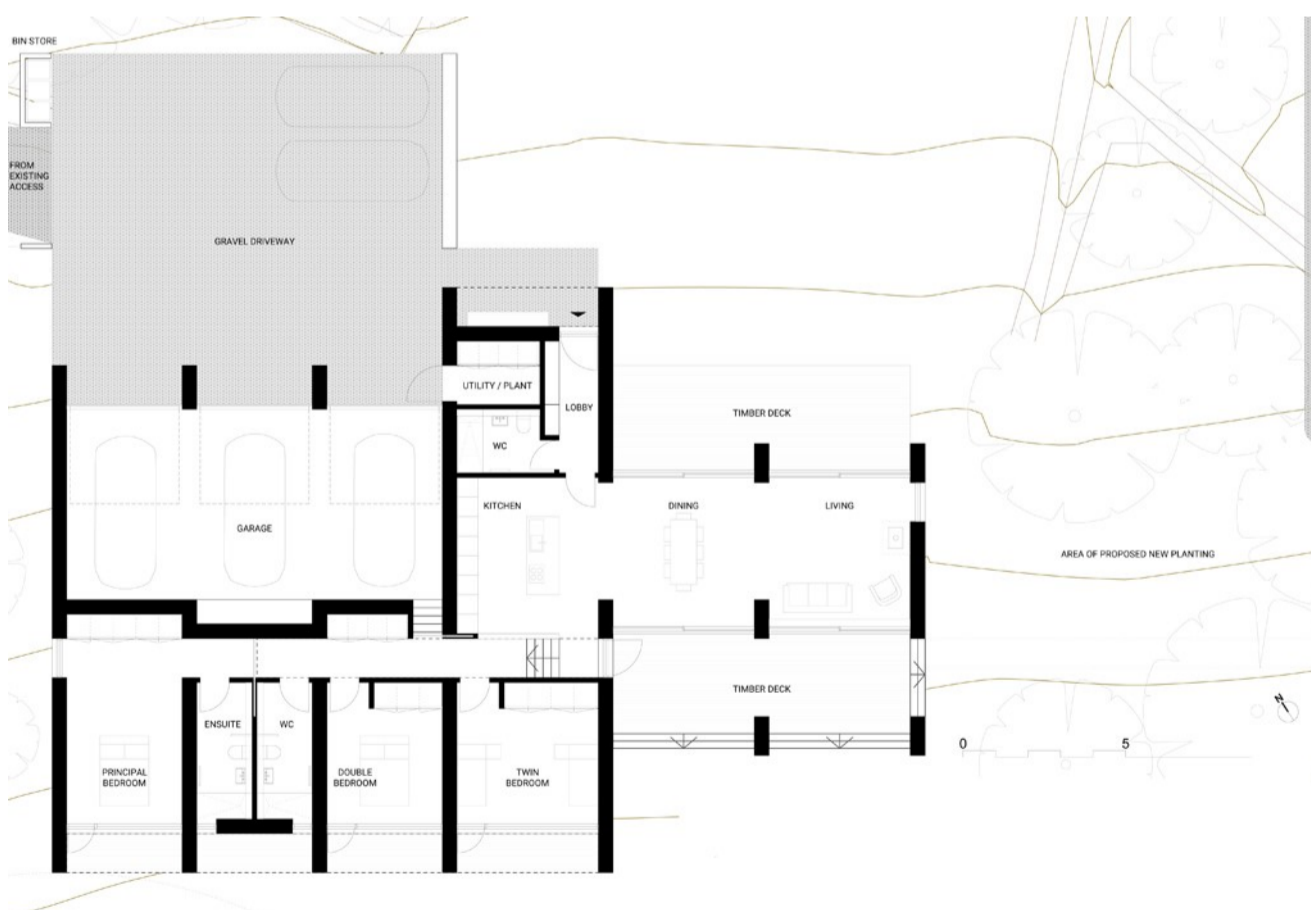
It will be the purchaser's responsibility to connect to the services. There is however a 240V mains electricity cable ready for connection, from the transformer, at the rear of the site. Mains water is also located to the front of the plot, adjacent to the main road. Drainage has been authorised with SEPA, under reference CAR/R/1187913, for the installation of a treatment and discharge to the Allt Phail watercourse.

Travel Directions

From Fort William take the A830 road to Mallaig for 11 miles. Turn left at the head of Loch Eil, where signposted Strontian, and follow the A861 road for approximately 8 miles. The plot is located on the right hand side, after two other new builds.

 what3words songbird.parsnip.speeds

Main House & Garage Floor Plan



Title Plan

The area outline red is included in the sale. The area shaded yellow shows the shared access road, with one other property.



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)'.