



MacPhee & Partners



*Image of Proposed Property by Scotframe*

## PLOT SOUTH OF 2 GLENFALLOCH ROAD | CRIANLARICH | FK20 8RJ



### GUIDE PRICE: £75,000

A rare opportunity has arisen to purchase an attractive plot of land, well-located near the edge of the charming, historic village of Criannlarich, the 'Gateway to the Highlands'. Enjoying a good position with views to the surrounding mountains and countryside, Plot South of 2 Glenfalloch Road benefits from Full Planning Permission for an Architect-designed detached dwellinghouse, and extends to around 0.27 acres. The plot has been levelled and boasts electricity on site, whilst the owner already has a SEPA licence in place for a new waste treatment plant/septic tank, and Scottish Water have agreed to the new connection, which the owner has paid for.

The village of Criannlarich is located in Glen Strathfillan to the north of the Trossachs, some eight miles north of the head of Loch Lomond, boasting Munro peaks, Ben More, Stob Binnein and Cruach Ardrain. This small historic village is an important staging post on various transport routes linking central and northwestern Scotland. The main A82 road is joined briefly by the A85 Perth-Oban road at Criannlarich while the West Highland railway divides here with one branch heading due west towards Oban, the other continuing north over Rannoch Moor to Fort William. The West Highland Way long-distance footpath also passes through here. The village hosts a variety of amenities including a range of accommodation types, hotel, train station, fantastic village shop with Post Office and tea-room.



### Attractive Building Plot

### Countryside & Mountain Views

### Attractive Village Location

### Full Planning Permission for Architect-Designed Detached Property

### Electricity on Site

### SEPA Licence in place for Waste Treatment Plant/Septic Tank Connection

### Scottish Water Approval for the new Water Connection

### Around 0.27 Acres

#### MacPhee & Partners

Airds House

An Aird

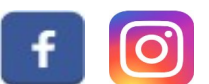
Fort William

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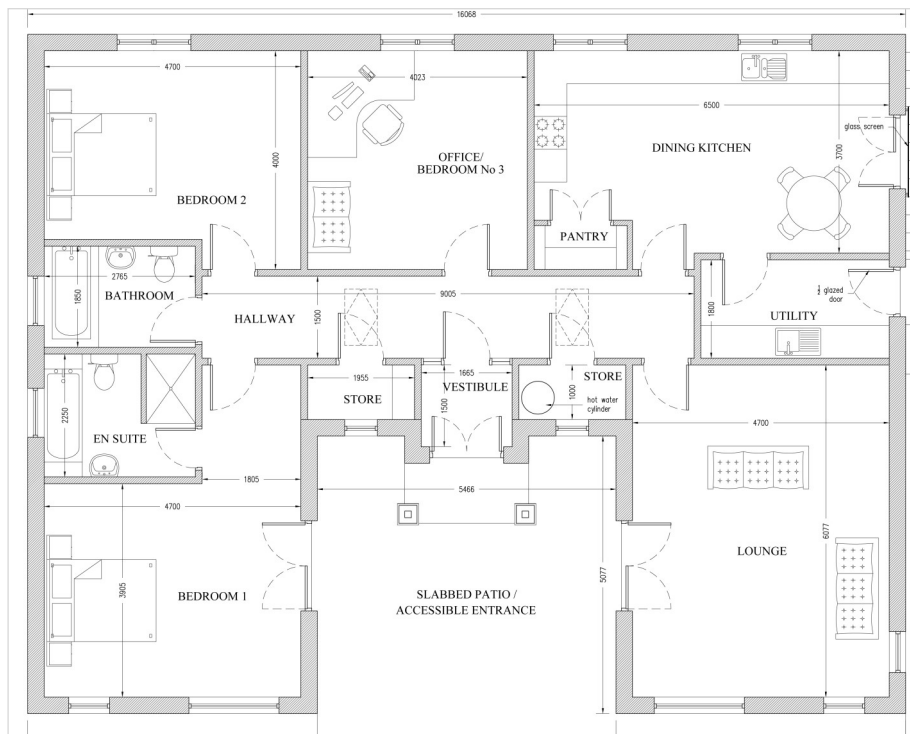
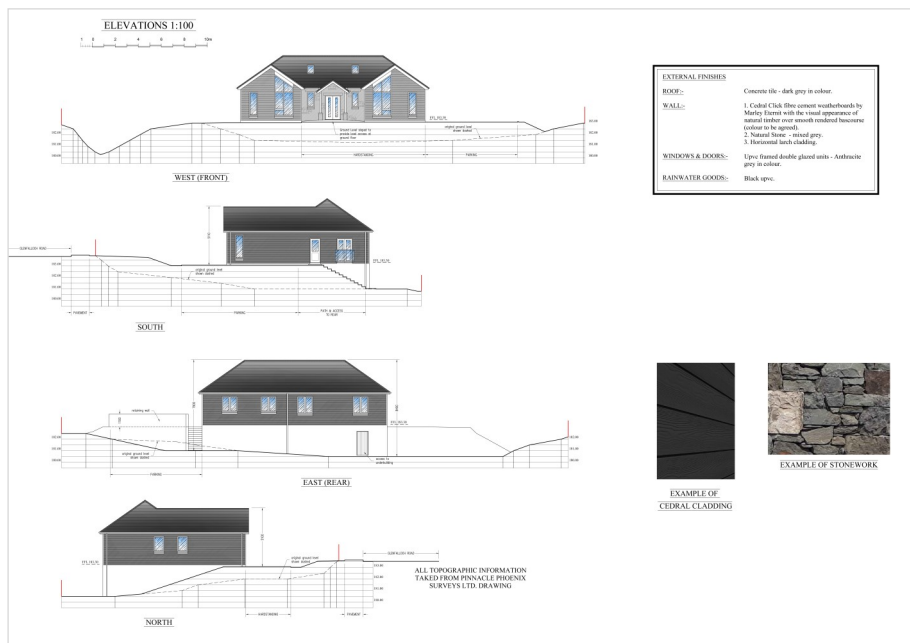
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## Elevations



## Planning Permission

Full Planning Permission was granted on 14th March 2023, Reference: 2022/0369/DET, for the erection of a detached dwellinghouse, installation of new waste water treatment system and erection of footway crossover. Copies of the Planning Permission, and approved plans, are available on the Loch Lomond & Trossachs National Park website under the Planning section ([www.lochlomond-trossachs.org](http://www.lochlomond-trossachs.org)) or by request with the selling agent.

## Services

Electricity is on-site. Permission has been granted by SEPA for the water connection whilst drainage will be to a septic tank/waste treatment plant, to be installed by the purchasers.

## Travel Directions

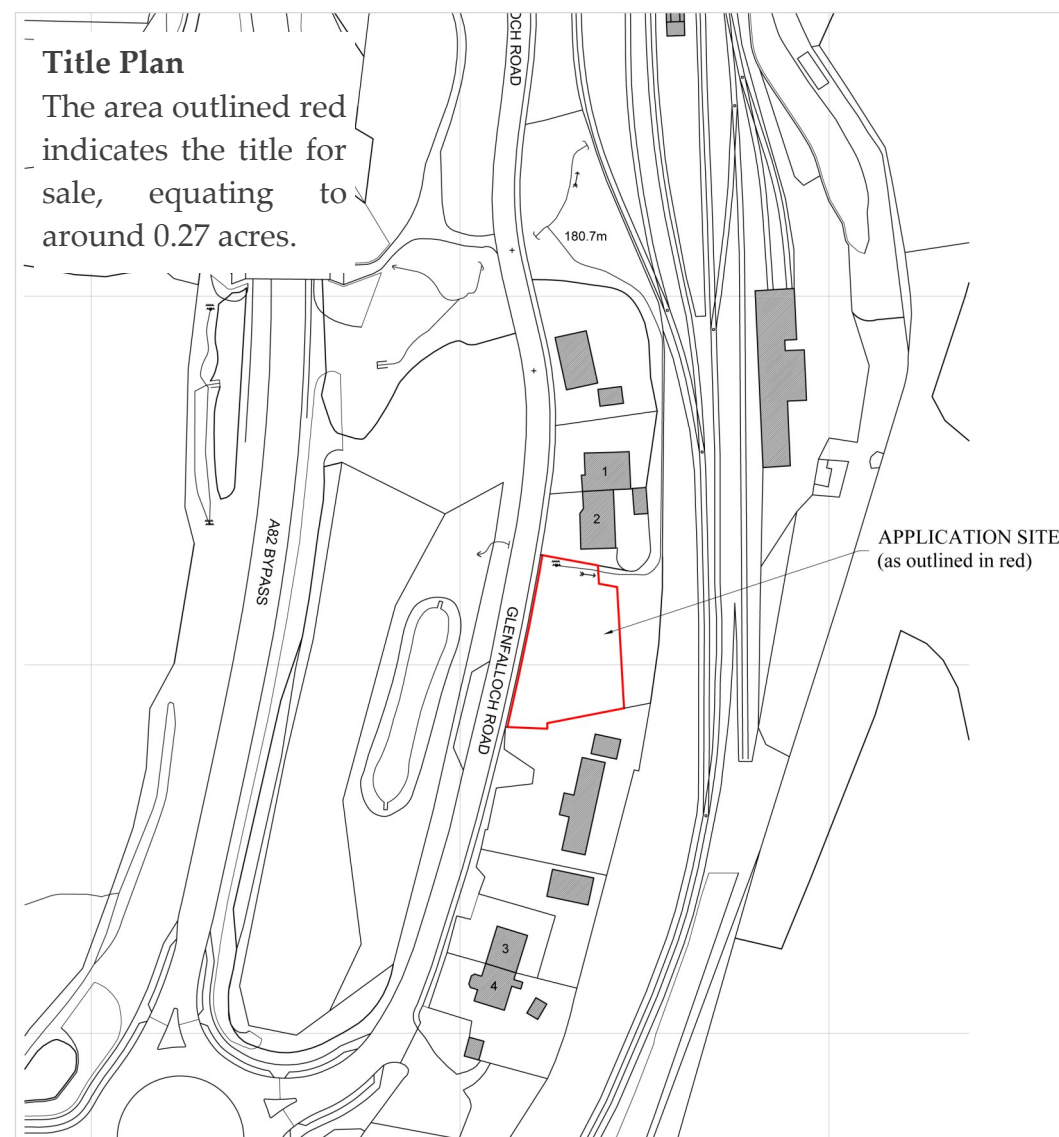
From Glasgow, proceed north on the A82 road for around 50 miles. On approaching the village, take the second exit on the roundabout in to the village. The plot is located on the right hand side directly after the 3rd property (brown timber bungalow).



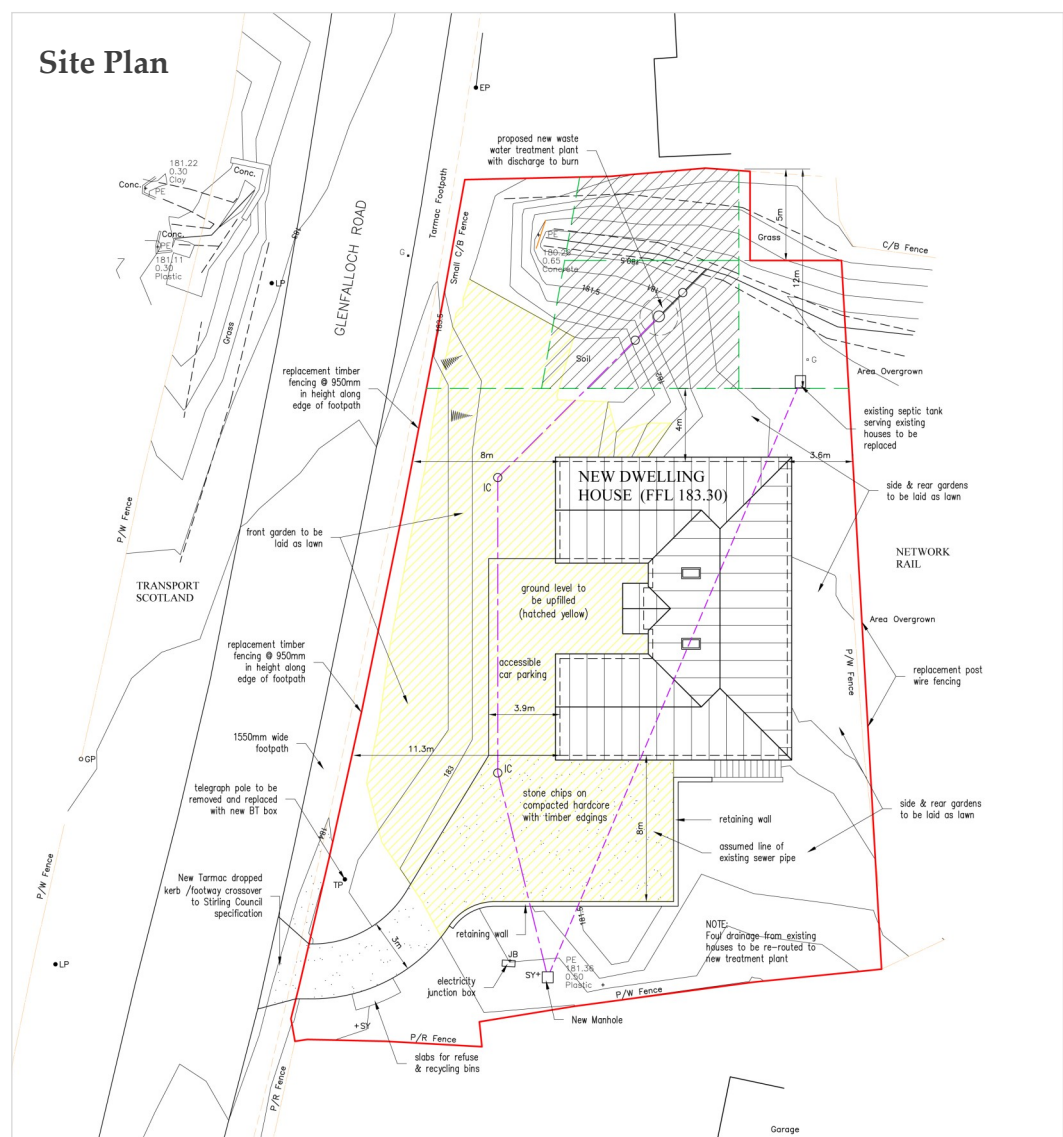
### *Impression of finished build by Scotframe*

## Title Plan

The area outlined red indicates the title for sale, equating to around 0.27 acres.



## Site 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').