



MacPhee & Partners



PLOTS 2 & 3 | WEST OF COIREBREAC | LOWER INVERROY | PH31 4AQ



GUIDE PRICE: £85,000 PER PLOT

A rare opportunity has arisen to purchase two very attractive plots of land, well-located near the edge of the charming village of Roy Bridge, at Lower Inverroy. Occupying superb, mainly level, South-facing positions, with views sweeping over the countryside to the Grey Corries and Aonach Mor, Plots 2 & 3 West of Coirebreac extend to around 0.34 acres each, and benefit from Planning Permission in Principle for the erection of a detached dwellinghouse. The decrofted plots are approached by a shared road, giving access to each of the three plots at the location (Plot 1 is already sold). Mains sewerage, electricity and water are all nearby the plots, ready for connection.

Set within the heart of spectacular Highland scenery, Roy Bridge is a popular village with a charming café and two hotels, with further facilities and amenities available at Spean Bridge some 2 miles distant. Notwithstanding its village status, Roy Bridge has the distinction of being on the Glasgow-Fort William railway route and offers travellers a route to Glasgow, as well as the overnight sleeper to London. A wider range of facilities and professional services are available in the principal town of Fort William approximately 13 miles distant, including various primary schools, a secondary school, train and bus station, supermarkets, and the excellent Lochaber Leisure Centre with its swimming pool, hydrotherapy pool, squash courts, and state of the art air-conditioned gym. The area enjoys a huge range of sporting and recreational opportunities and is known as The Outdoor Capital of the UK.



2 Desirable Decrofted Mainly Level Building Plots

Stunning Countryside & Mountain Views

Attractive Location

Planning Permission in Principle for Detached Dwellinghouses

Services available for Connection Nearby

Access by a Shared Road

Around 0.34 Acres each

MacPhee & Partners

Airds House

An Aird

Fort William

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Planning Permission

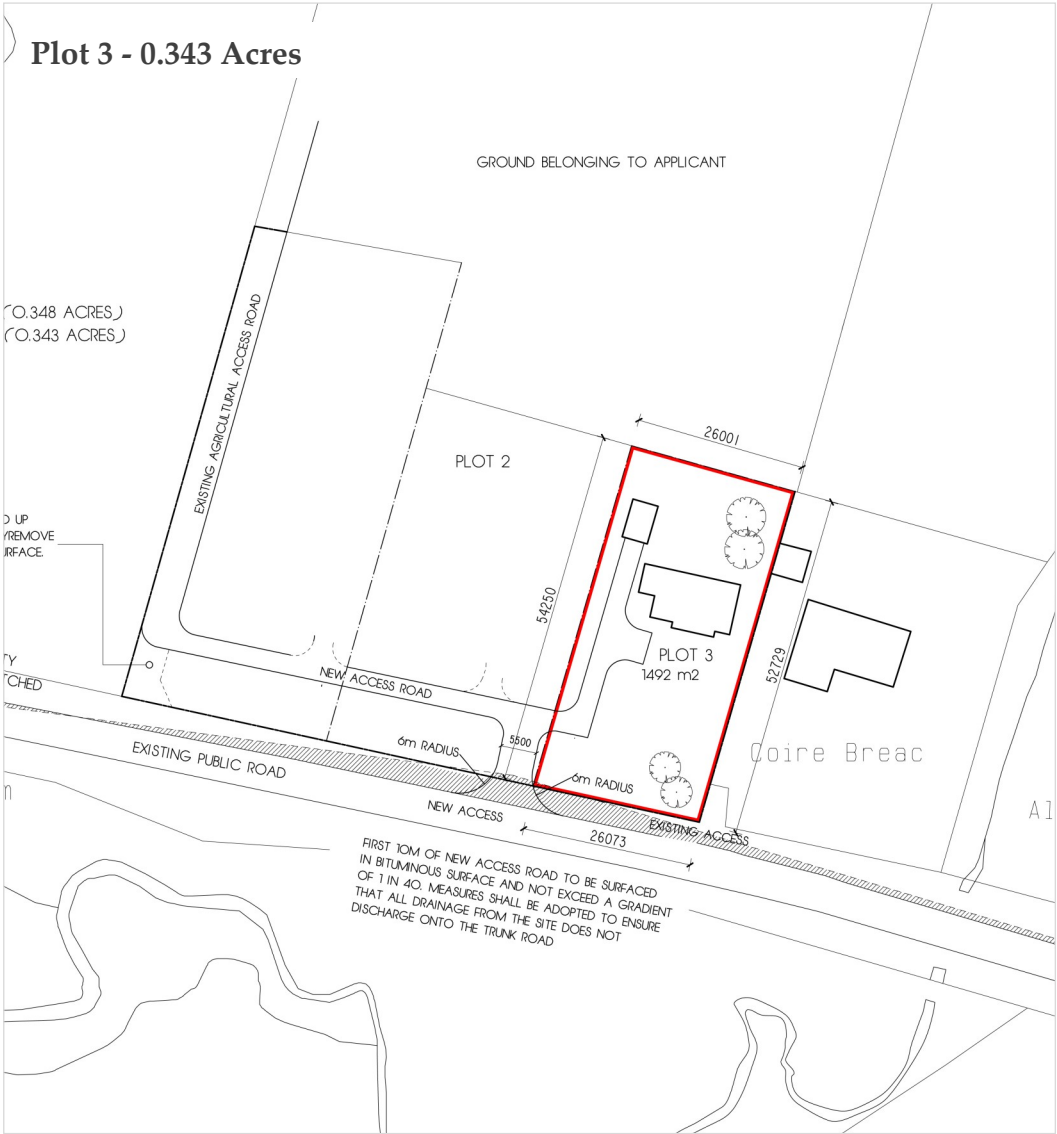
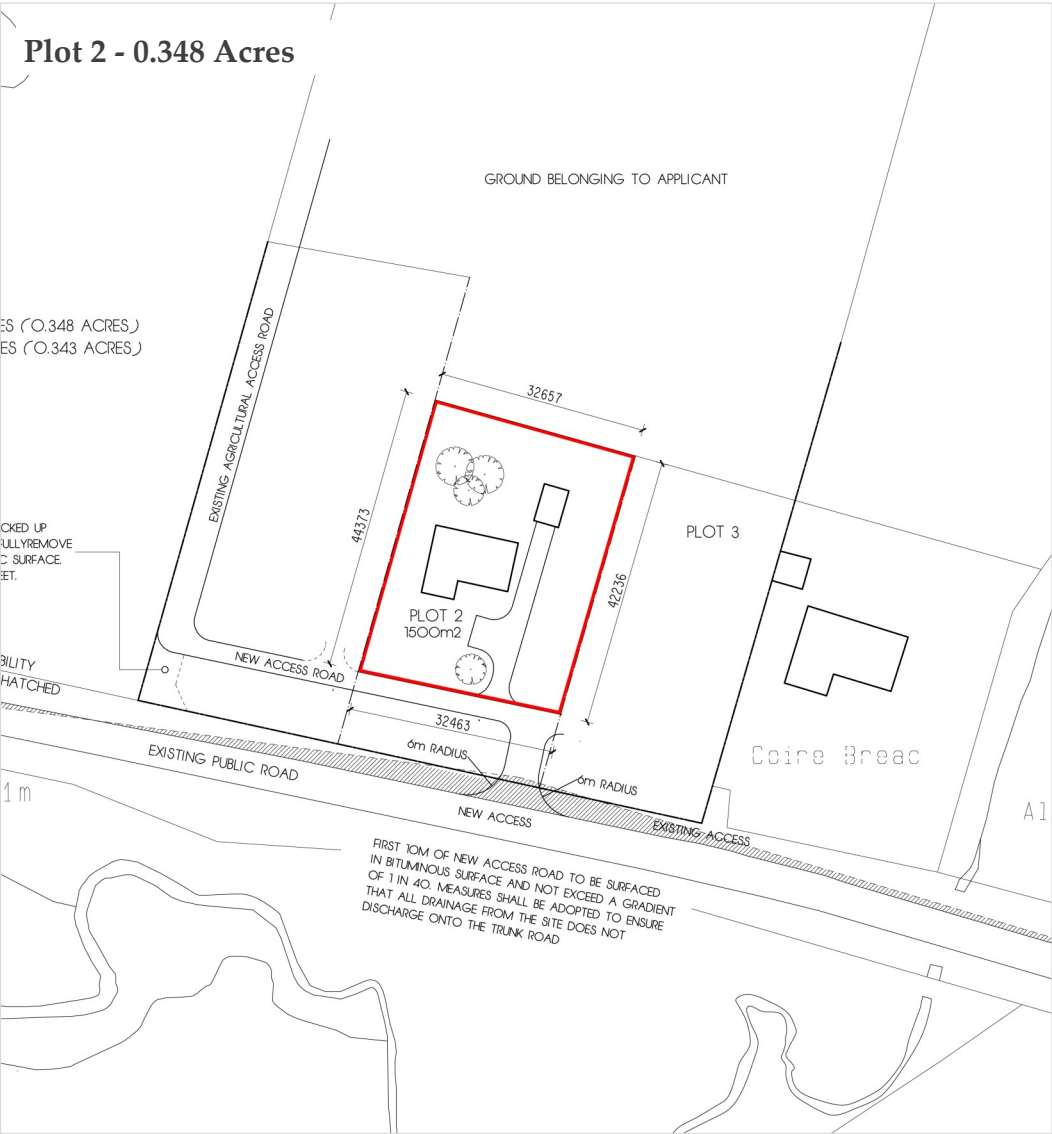
Planning Permission in Principle was granted for each plot on 19th February 2024, References: 23/02887/PIP (Plot 2) and 23/02888/PIP (Plot 3), for the erection of a detached dwellinghouse. Copies of the Planning Permissions, are available on the Highland Council website, under the Planning section, or by request with the selling agent.

Services

Mains sewerage, water and electricity are all nearby the sites for connection.

Travel Directions

Travelling from Fort William on the A82 Inverness road for around 10 miles, at the village of Spean Bridge cross the bridge and turn right on to the A86 Newtonmore Road. Continue for around 2 miles, and as you approach the long straight, the plots are located on the left hand side, before the property Coirebreac, 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. 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 6)'.