



MacPhee & Partners



PLOTS 1 & 2 | ARIUNDLE | STRONTIAN | PH36 4JB



GUIDE PRICE: £95,000 (per plot)

A rare opportunity has arisen to purchase two very attractive, generously sized plots of land, occupying prime elevated positions on the edge of the popular residential village of Strontian. Situated on the rugged Ardnamurchan Peninsula, and enjoying stunning views over the surrounding countryside, Plots 1 and 2 at Ariundle extend to approximately 0.98 and 1.24 acres respectively, each benefiting from Full Planning Permission for an architect-designed dwellinghouse with garage.

The plots are quietly situated in the Ariundle Nature Reserve, at the edge of the popular village of Strontian, which is located at the head of Loch Sunart amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William some 23 miles distant. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing to name but a few.

- 2 Most Desirable Building Plots
- Idyllic Private Location with Mountain Views
- Planning Permission in Full for Architect Designed Dwellinghouses
- Services available for Connection Nearby
- Large Plots of 0.98 Acres & 1.24Acres

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Planning Permission

Planning Permission in Full was granted on 2nd September 2025, Reference: 23/01792/FUL for the erection of two detached dwellinghouses, each with a garage. Copies of the Planning Permissions, are available on the Highland Council website, under the Planning section, or by request with the selling agent.

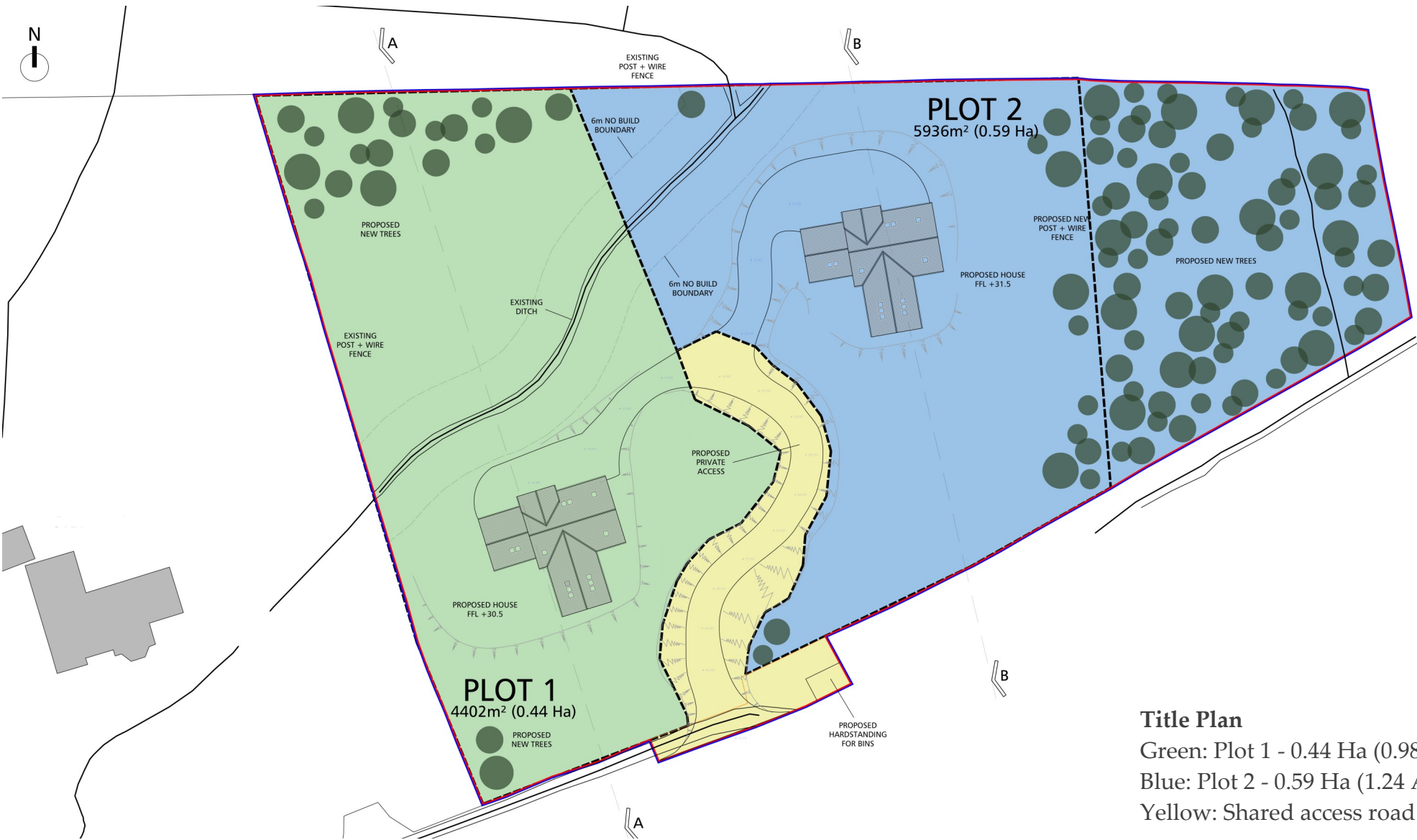
Services

Each plot will require connection to the mains water supply and electricity. It will be the purchasers’ responsibility to arrange these connections, as well as the installation of a septic tank on each site. The access road, shaded yellow on the title plan, will be shared between both sites.

Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour, turn left and follow the road to Strontian A861 (approx 12 miles). On entering Strontian pass the hotel and continue through the village, crossing the Strontian River. After crossing the bridge, immediately turn right - signposted Bellsgrove and Polloch. Continue on this road, bearing right at Ariundle and the plots are located just after the last property on the left hand side.

 what3words resting.though.tractor



Title Plan
Green: Plot 1 - 0.44 Ha (0.98Acres)
Blue: Plot 2 - 0.59 Ha (1.24 Acres)
Yellow: Shared access road



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)'.