



## PLOT AT CROFT 37 | OLD TOWN | NORTH BALLACHULISH | PH33 6RZ



### OFFERS OVER: £89,000

An exceptional opportunity has arisen to purchase a highly attractive and generously sized level plot extending to approximately 0.5 acres, situated within the charming crofting township of Old Town, North Ballachulish. Enjoying breath-taking views across the surrounding countryside towards the magnificent Beinn a' Bheithir mountain range and the dramatic Highland landscape beyond, Croft 37 offers an idyllic setting for those seeking to create a bespoke home in a most desirable locations. The plot benefits from Planning Permission in Principle for the erection of a detached dwellinghouse together with a detached garage. Having been decrofted, the site is accessed via a shared private road, with mains water, electricity and sewerage services located nearby and readily available for connection. Nestled within the peaceful township of Old Town, the property enjoys a superb location approximately 11 miles south of Fort William and just 3 miles north of Glencoe, placing it at the heart of some of Scotland's most spectacular scenery and outdoor pursuits. The area is renowned for its wealth of leisure activities, including skiing, golf, water sports, hillwalking, mountain biking, climbing and Segway adventures, all within easy reach.

The nearby villages of Onich and Ballachulish provide a range of everyday amenities including shops, a post office, hotels, pubs and restaurants. The highly regarded St Bride's Primary School is located nearby, while secondary schooling is available in both Fort William and Kinlochleven. This outstanding plot presents a rare chance to build a dream home in a stunning Highland setting, combining rural tranquillity with excellent access to local amenities and world-class outdoor recreation.

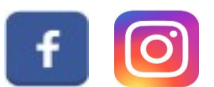
Large, Desirable Decrofted Level Building Plot  
Stunning Countryside & Mountain Views in Attractive Location  
Planning Permission in Principle for Detached Dwellinghouse & Garage  
Mains Services available for Connection Nearby  
Soakaway to be Installed by Successful Purchaser  
Access by a Shared Road  
Around 0.5 Acres (0.2 Hectares)

#### MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 702200

estateagency@macphee.co.uk :: [www.macphee.co.uk](http://www.macphee.co.uk)



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**Planning Permission**

Planning Permission in Principle was granted for on 21/01/25, Reference: 24/02288/PIP for the erection of a detached dwellinghouse and detached 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**

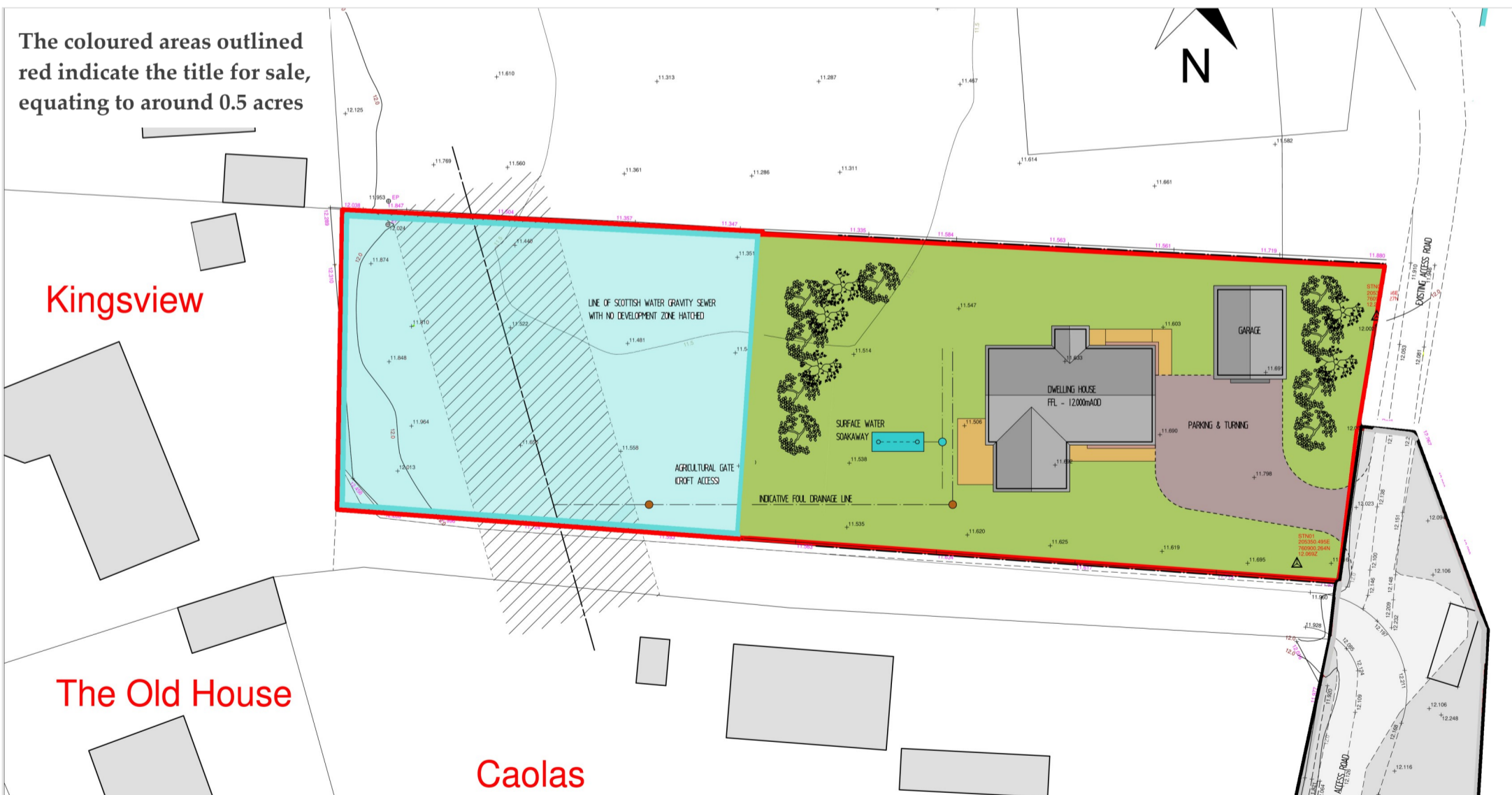
Mains sewerage, water and electricity are all nearby the site for connection.

**Travel Directions**

Travelling south of Fort William on the A82 for around 11 miles through the village of Onich and on to North Ballachulish, pass the Gleaner Petrol Station on the right hand side, then St Brides Church on the left hand side. Pass the next five properties on the left and take the first junction on the left signposted Old Town. Follow the road ahead and take the second turning on the left. Proceed along the gravelled track and the plot is located on the left, directly after the turning to the left.

 what3words

excavate.hired.driveway



The coloured areas outlined red indicate the title for sale, equating to around 0.5 acres

Kingsview

The Old House

Caolas



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).