



MacPhee & Partners

Plot at Inverlochy, Fort William, PH33 6JA



OFFERS OVER: £60,000

- Prime Building Plot
- Central Location Close to Town Centre
 - Views to Ben Nevis
- Planning Permission in Principle
- Services Close by for Connection
 - Around 0.14 Acres

The subject for sale forms a most desirable, and level, building plot located in the sought-after village of Inverlochy, a short walk from the centre of Fort William. The sale offers a rare opportunity to purchase a 0.14 acre site which benefits from Planning Permission in Principle for a detached house with all services nearby.

Inverlochy is a popular residential village on the edge of Fort William and has its own nursery school, primary school and bespoke shops etc with further leisure and business amenities accessible in the town itself. In close proximity to Glen Nevis, Ben Nevis and the huge range of local sporting and recreational activities available, the area known as the 'Outdoor Capital of the UK' also makes it an ideal location for families, sports, fishing, outdoor and adventure pursuits to name but a few.

Planning Permission

Planning Permission in Principle was granted on 22nd January 2024 (Ref: 22/01467/PIP) for the erection of a house. Copies of this Planning Permission and approved plans are available on the Highland Council website or on request from the selling agent.

Services

It will be the purchasers responsibility to make any connection to the services, which will all be on a mains supply.

Travel Directions

From Fort William take the A82 north for 1 mile, turning left where signposted Inverlochy. In Inverlochy, proceed passed the primary school and take the first turning left, Dubh MacDonald Road. The plot is located after the first two semi-detached properties on the left hand side.



Site Plan

The area shaded pink is included in the sale.



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).