



MacPhee & Partners

Plot at Scotstown, Strontian



GUIDE PRICE: £69,000

- Prime Individual Building Plot
- Stunning Location with Countryside Views
 - Large Site Extending to 0.83 Acres
- Planning Permission in Principle for House
 - Services Close by for Connection



Winter View from Plot

Enjoying an idyllic and most desirable location in Upper Scotstown on the outskirts of Strontian village, with stunning views over the surrounding hills and countryside, the sale of this large level plot offers an exciting opportunity to purchase a building plot which benefits from Planning Permission in Principle, whilst extending to around 0.83 acres.

Location

Upper Scotstown is situated approximately 2 miles from Strontian, a popular village which sits at the head of Loch Sunart. The village has a range of amenities, including shops, hotels, post office, doctor's surgery, churches, primary school and secondary school. Further facilities and amenities are available at Fort William, some 20 miles distant.

Planning Permission

Planning Permission was granted on 10th November 2017 (Ref:17/04596/PIP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Highland Council Planning website - www.highland.gov.uk.

Services

It will be the purchasers responsibility to connect to the services, however mains electricity and water is located near the site. Drainage will be by septic tank to be installed by the purchaser.

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 (around 12 miles). On entering Strontian pass through the village, crossing the Strontian River. After crossing the bridge, immediately turn right - signposted Bellsgrove and Polloch. You will pass a red post box then as you approach Ariundle the road will bear left. Keep left and travel uphill, passing another red post box on the right hand side. Take the road to the left immediately after this and the plot is on the right hand side.



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