



## 2 x Plot Sites 80m SW of 2 Bohenie

Roy Bridge, PH31 4AN

Guide Price £85,000 each plot

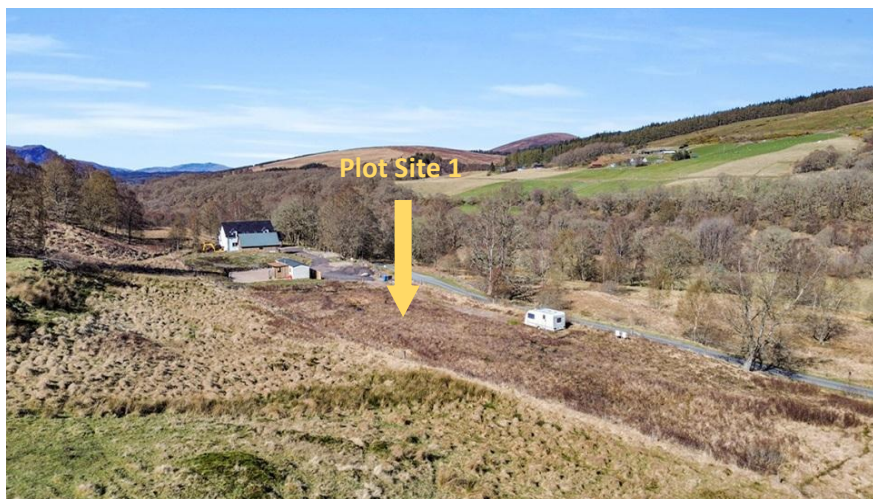
**Fiuran**  
PROPERTY

## 2 x Plot Sites 80m SW of 2 Bohenie

Roy Bridge, PH31 4AN

These very attractive level Plots are situated in the picturesque village of Roy Bridge. Located in an elevated position above the River Roy and surrounded by beautiful countryside towards the Nevis Range of mountains. The subjects of sale present a rare opportunity to purchase either 1 or 2 much sought-after plots, extending to approximately 0.6 acres (0.242811 ha) each plot.

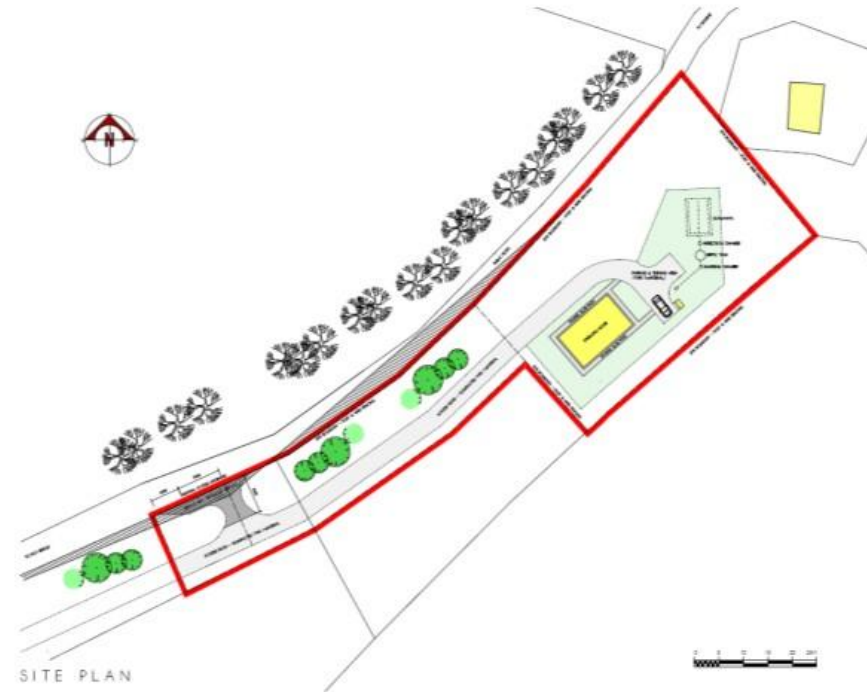
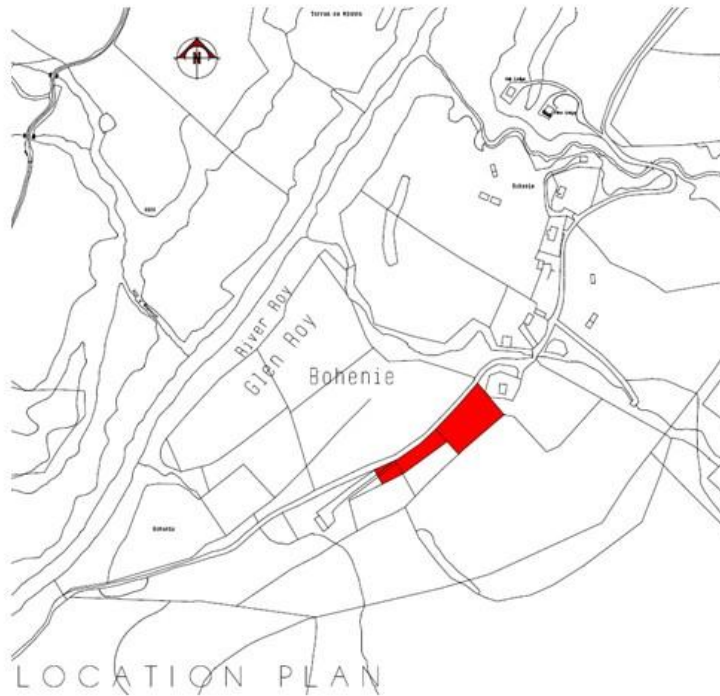
The Plots (detailed on pages 3 & 4) are being sold with planning in principle for a substantial detached dwellinghouse on each plot. Full details can be found under planning reference 25/01555/PIP and 25/01556/PIP



## Site 1 - 80m SW of 2 Bohenie, Roy Brige Planning Reference 25/01555/PIP



## Site 2 - 80m SW of 2 Bohenie, Roy Brige Planning Reference 25/01556/PIP



## LOCATION

This stunning Plot is located in the picturesque and delightful area of Roy Bridge, which is just 3 miles from Spean Bridge and 13 miles from Fort William. The area offers a café, 2 hotels, and a church. It is on the Glasgow - Fort William railway line, as well as the overnight sleeper train to London. There is an excellent nursery and primary school in the nearby village of Spean Bridge. The secondary school is in Fort William, which is accessed by a school bus. Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

## DESCRIPTION

Each plot extends to approximately 0.5 acres (0.242811 ha). These plots sit in a wonderful position above the River Roy, with fine open views of the Scottish Highlands, this plot benefits from a uniquely tranquil & peaceful setting surrounded by spectacular scenery. These very attractive plots offer the purchaser(s) a fantastic opportunity to live a rural lifestyle without feeling isolated.

## PLANNING PERMISSION

[25/01555/PIP | Erection of house | Land 80M SW Of 2 Bohenie Roy Bridge](#)

[25/01556/PIP | Erection of house | Land SW Of 2 Bohenie Roy Bridge](#)



## GENERAL INFORMATION

**Services:** Water & electricity nearby  
Drainage required to a septic tank

**Local Authority:** Highland Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



## DIRECTIONS

From Fort William, proceed north on the A82 road for approx. 9 miles. At the village of Spean Bridge, turn right on to the A86 road for Newtonmore. Continue ahead for approximately 3 miles to Roy Bridge village. Take the 3rd left where signposted for Bohenie. Follow the road ahead for approx. 2 miles. The plots are on the right-hand side and can be identified by the for sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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Dail-Uaine

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Train passing through Roy Bridge and  
the stunning surrounding scenery

