



Plot at Ardgour
Clovullin
Ardgour
By Fort William
PH33 7AB



PRICE GUIDE: £98,000

Fort William 10 miles. Strontian 14 miles. Glasgow 102 miles.

Located in the small township of Clovullin in the desirable area of Ardgour, the subjects for sale offer a building plot, with stunning views towards Loch Linnhe and the surrounding countryside. The plot, which extends to around 0.34 acres, benefits from full planning permission, held in perpetuity, for a substantial detached property with detached garage.

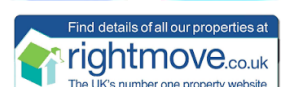
Ardgour is an attractive village, which sits amidst spectacular Highland scenery. Local amenities include a shop, hotel and primary school, whilst a high school covering the Ardnamurchan area is located in Strontian some 12 miles from Ardgour. The area also provides an ideal base to take advantage of the numerous leisure and pleasure activities the region - now known as 'The Outdoor Capital of the UK' - has to offer.

- Stunning Loch & Mountain Views
- Prime Building Plot
- Charming & Desirable Location
- Full Planning Permission for Detached House & Garage
- Approximately 0.34 Acres
- Services available for Connection Close by

'With direct views over Loch Linnhe to the surrounding hills, this level building plot offers an exciting opportunity.'



MacPhee & Partners
Airds House
An Aird
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Planning Permission (held in perpetuity)

Full Planning Permission was granted on 18th April 2013 (Ref:12/04632/FUL) for the erection of an detached dwellinghouse and garage. Copies of this Planning Permission and approved plans are available on the Highland Councils website or on request with the selling agent.

Services

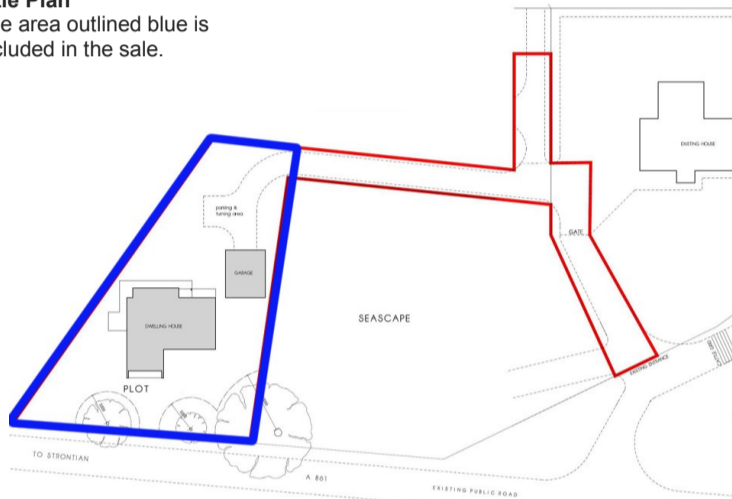
It will be the purchaser's responsibility to connect to the services, however electricity is located close to the site. Water will be to mains and drainage will be to a septic tank, exclusive to the property, within the grounds. It will be the purchasers responsibility to contact to, or install, the services. The current owners have created the access road and cleared the site for building. As such the Planning Permission is now held in perpetuity.

Travel Directions

Travelling from Fort William to the Corran Ferry, on the A82 south. After crossing on the ferry turn left when leaving the slipway. Take the second turning into Clovullin and a shared access to the plot is immediately on the left hand side and the plot is the second turning left from this access road.

Title Plan

The area outlined blue is included in the sale.



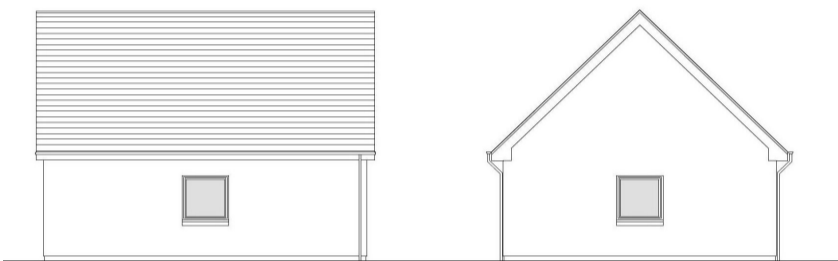
FRONT ELEVATION

SIDE ELEVATION



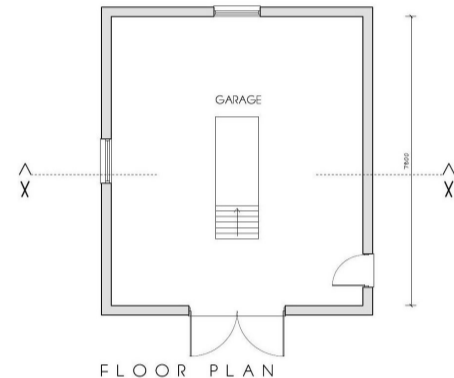
SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

REAR ELEVATION

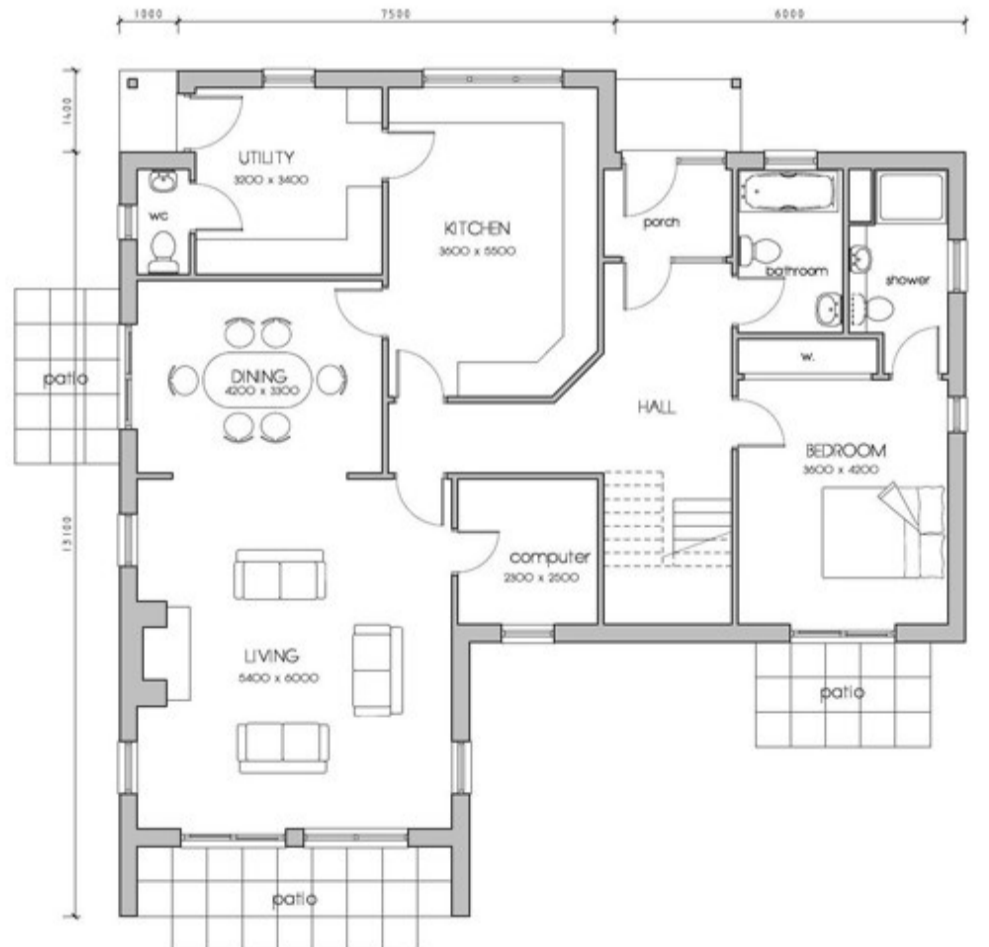


FLOOR PLAN

Floor Plans



FIRST FLOOR PLAN floor area = 108.96 sqm.



GROUND FLOOR PLAN floor area = 136.98 sqm.



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 3).