



MacPhee & Partners

Plot at Glenfinnan, Glenfinnan, PH37 4LT



GUIDE PRICE: £78,000

- Prime Building Plot in Desirable Village
 - Mountain & Countryside Views
 - Site Extending to around 0.324 Acres
- Planning Permission in Principle for Detached House
 - Services Nearby

Centrally situated in the historic village of Glenfinnan and occupying a superb position, commanding mountain and countryside views with an iconic West Highland railway backdrop, the subjects of sale offer the opportunity to acquire a prime building plot, benefiting from Planning Permission in Principle for a detached house. The plot extends to around 0.324 acres.

Location

The historic Highland village of Glenfinnan lies approximately 16 miles west of Fort William, beautifully positioned at the head of Loch Shiel and surrounded by some of Scotland's most dramatic landscapes. Steeped in history, Glenfinnan is famed as the site where Jacobite Rising of 1745 began when Bonnie Prince Charlie raised his Standard in 1745. More recently, the village has gained worldwide recognition for the iconic Glenfinnan Viaduct, celebrated for its appearance in the Harry Potter films. Despite its tranquil setting, the village offers a range of local amenities including a church, hotel, restaurant facilities, railway station and the renowned Glenfinnan Monument visitor centre. The surrounding area is a haven for outdoor enthusiasts, with exceptional opportunities for walking, hiking, climbing, fishing, mountain biking, sailing, wildlife watching and photography, and exploring the magnificent temperate West Highland countryside.

Planning Permission

Planning Permission in Principle was granted on 17th July 2026 (Ref: 26/01914/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

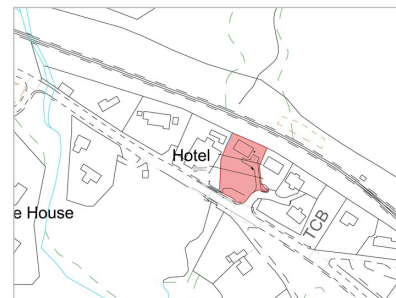
It will be the purchasers responsibility to connect to the services, however mains water and electricity is believed to be located close-by. Drainage will be to a shared septic tank which is already in situ and serves the hotel and four other private properties.

Travel Directions

Travelling from Fort William on the A830 'Road to the Isles' to Mallaig for approximately 16 miles. On entering the village, pass the monument and continue up the hill past the church. After the turning for the railway station, take the first on the right. The plot is located immediately on the left hand side.



mows.elevates.snore



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 & 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 6).