



PLOTS 1 & 2 | ROY BRIDGE ROAD | SPEAN BRIDGE | PH34 4EU

GUIDE PRICE: £75,000 PER PLOT

An opportunity has arisen to purchase two very attractive plots of land, well-located in the heart of the village of Spean Bridge with views towards the surrounding countryside. The sale of the plots offers flexibility to acquire them individually or as a whole, all within walking distance of the village centre and local amenities. Plot 1 extends to around 0.42 acres and plot 2 to around 0.61 acres, and benefit from Planning Permission in Principle for the erection of a detached dwellinghouse. Mains sewerage, electricity and water are all nearby the plots, ready for connection.

Spean Bridge is a very desirable location with thriving community, offering a wide range of amenities for a village, including a local Spar shop, cafes, restaurant and golf course. The village connects to the rest of The Highlands through its own train station, bus links and main "A" road. Additional amenities are available in Fort William, 10 miles away. The local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area and downhill and cross country mountain bike riding, hill walking, sailing or exploring the footpaths along the Caledonian Canal only a few minutes drive from the property. Fort Augustus and the famous Loch Ness are about a 30 minute drive north.

2 Desirable Mainly Level Building Plots
 Central Village Location
 Planning Permission in Principle for Detached Dwellinghouses
 Services available for Connection Nearby
 Around 0.42 Acres & 0.61 Acres

MacPhee & Partners
 Airs House
 An Aird
 Fort William
 PH33 6BL
 01397 702200
 estateagency@macphee.co.uk
 www.macphee.co.uk



rightmove
 find your happy



PrimeLocation.com





Plot 1 (area around 0.42 Acres)

Planning Permission in Principle was granted on 24th Jan 2025 (Ref:24/03439/PIP) for the erection of a house. Copies of the planning permission are available on the Highland Council Planning website - www.highland.gov.uk. Plot 1 can have a shared or private access.

Plot 2 (area around 0.61 Acres)

Planning Permission in Principle was granted on 24th Jan 2025 (Ref:24/03440/PIP) for the erection of a house. Copies of the planning permission are available on the Highland Council Planning website - www.highland.gov.uk. This plot is access from a shared driveway.



Services

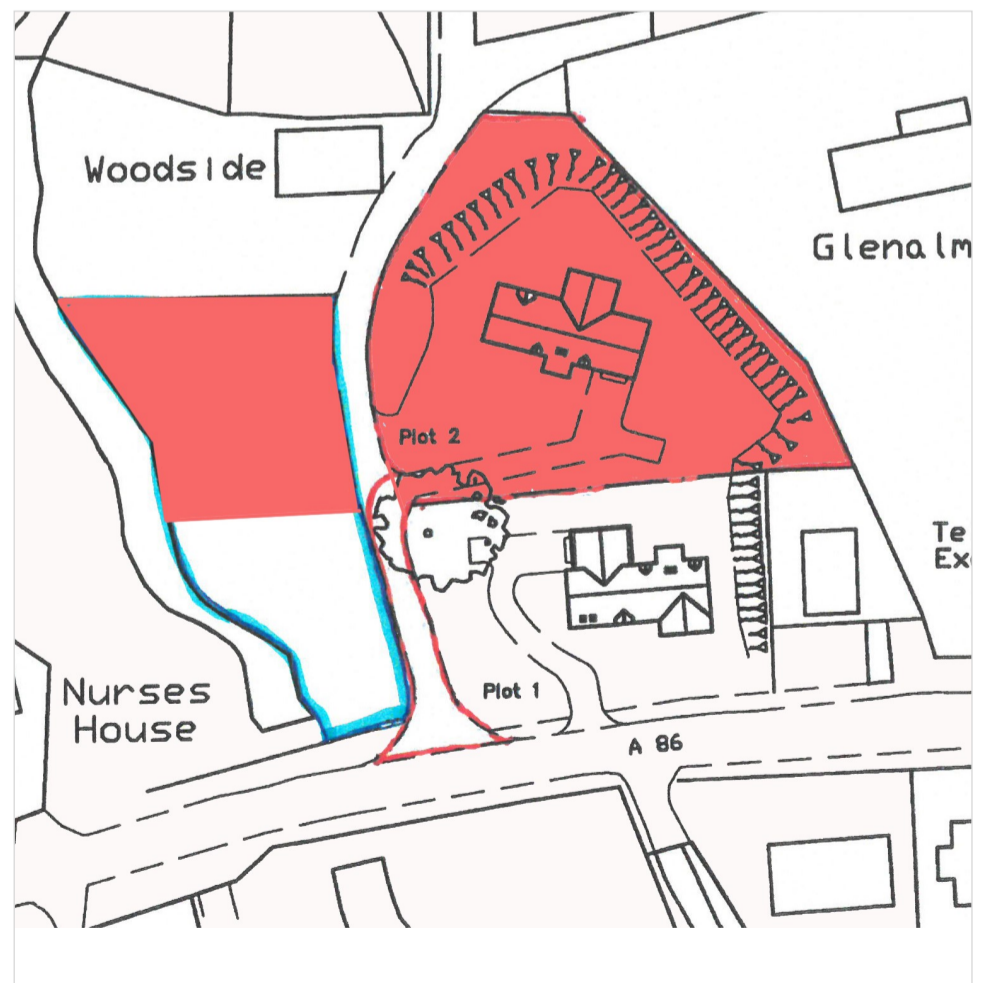
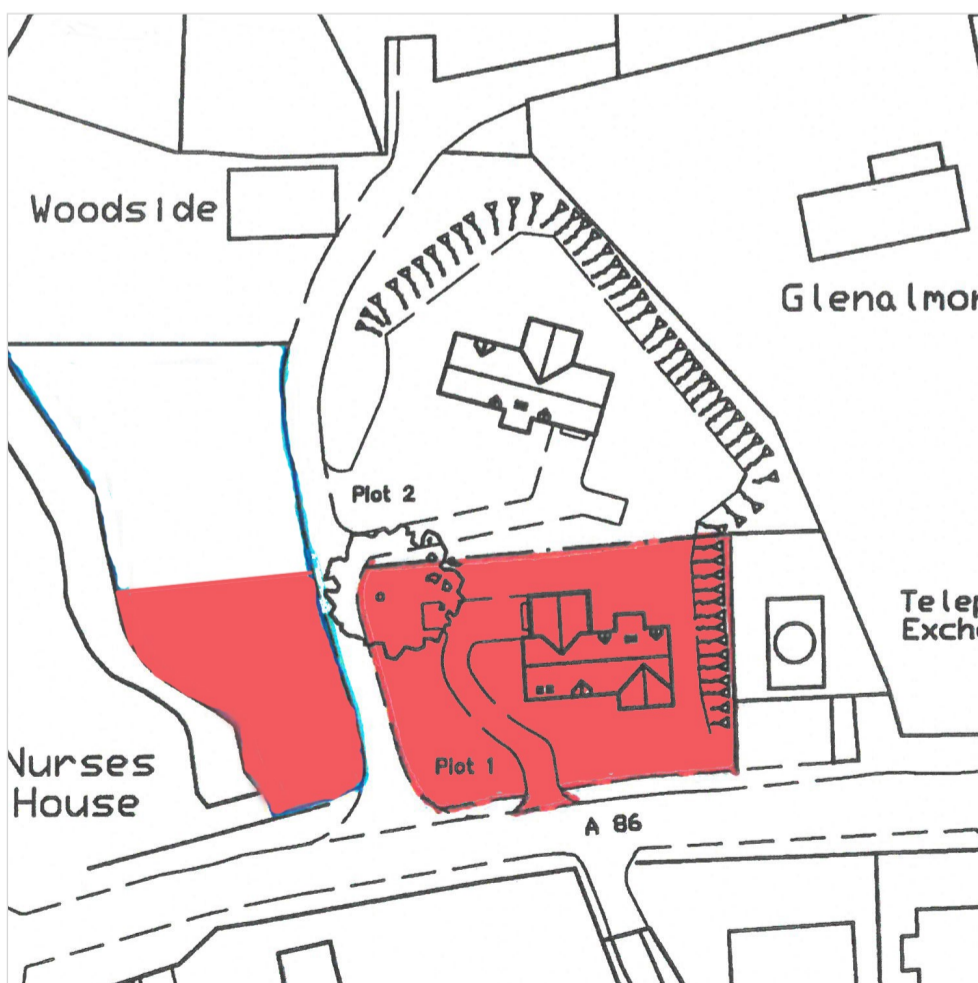
All services are located close by for connection. There is mains electricity, drainage and water. It will be up to the purchaser to connect to the services.

Travel Directions

Travelling from Fort William to Spean Bridge on the A82, proceed over the bridge heading towards Roy Bridge A86 and the plots are located on the left hand side, just before the local Primary School.

Plot 1

Plot 2



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 6)'.