



MacPhee & Partners

Plot West of Tigh Clovelly, Gairlochy,
Spean Bridge, PH34 4EQ



GUIDE PRICE: £90,000

- Prime Building Plot
- Idyllic Semi-Rural Location
- Full Planning Permission for Superb Detached Property & Annexe
 - Architect-Designed Drawings available
- Electricity & Water on Site - Requires Connection by the Purchasers
 - Drainage to Private Septic Tank (to be Installed by Purchasers)
 - Around 0.36 Acres

Located within the desirable hamlet of Gairloch and enjoying views to the surrounding countryside, and beyond towards the River Lochy, the subject for sale forms a level building plot. Extending to around 0.36 acres, the plot benefits from Full Planning Permission to build an architect-designed detached 3 bedroom dwellinghouse, and a 1 bedroom annexe for short term letting.

Location

With its historic swing-bridge spanning the Caledonian Canal as it enters Loch Lochy, the small hamlet of Gairloch enjoys a spectacular waterside location. The canal itself, with its towpath running all the way to Fort William, provides many leisure opportunities and moorings/pontoon facilities are usually available on Loch Lochy by separate agreement with British Waterways.

The larger village of Spean Bridge, 2 miles distant, has an excellent village shop, hotel, pubs, restaurants and a primary school, whilst the main regional town of Fort William, 13 miles distant, provides full shopping facilities and secondary school.


Planning Permission

Full Planning Permission was granted on 2nd October 2025 (Ref: 25/02832/FUL). The Planning Permission and associated documents can be viewed on the Highland Council's website or on request from the agent.

Services

It will be the purchaser's responsibility to connect to the services, however mains electricity and water are both located on the site (a trench for the electricity has already been dug, and some brush cleared away). Drainage will be to a new private septic tank, exclusive to each plot, within the individual grounds – this will be up to the purchaser to have this installed. Servitude rights will be granted for all necessary services. The shared access entrance was created by the previous owner.

Travel Directions

Travelling from Fort William to Spean Bridge on the A82, proceed through the village and up towards the Commando Memorial. Turn left immediately after the Commando Memorial and continue for approximately 2 miles. The plot is located on the left hand side, directly after Tigh Clovelly, and before crossing the stone bridge, well signposted.  **strong.carpeted.completed**



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

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