

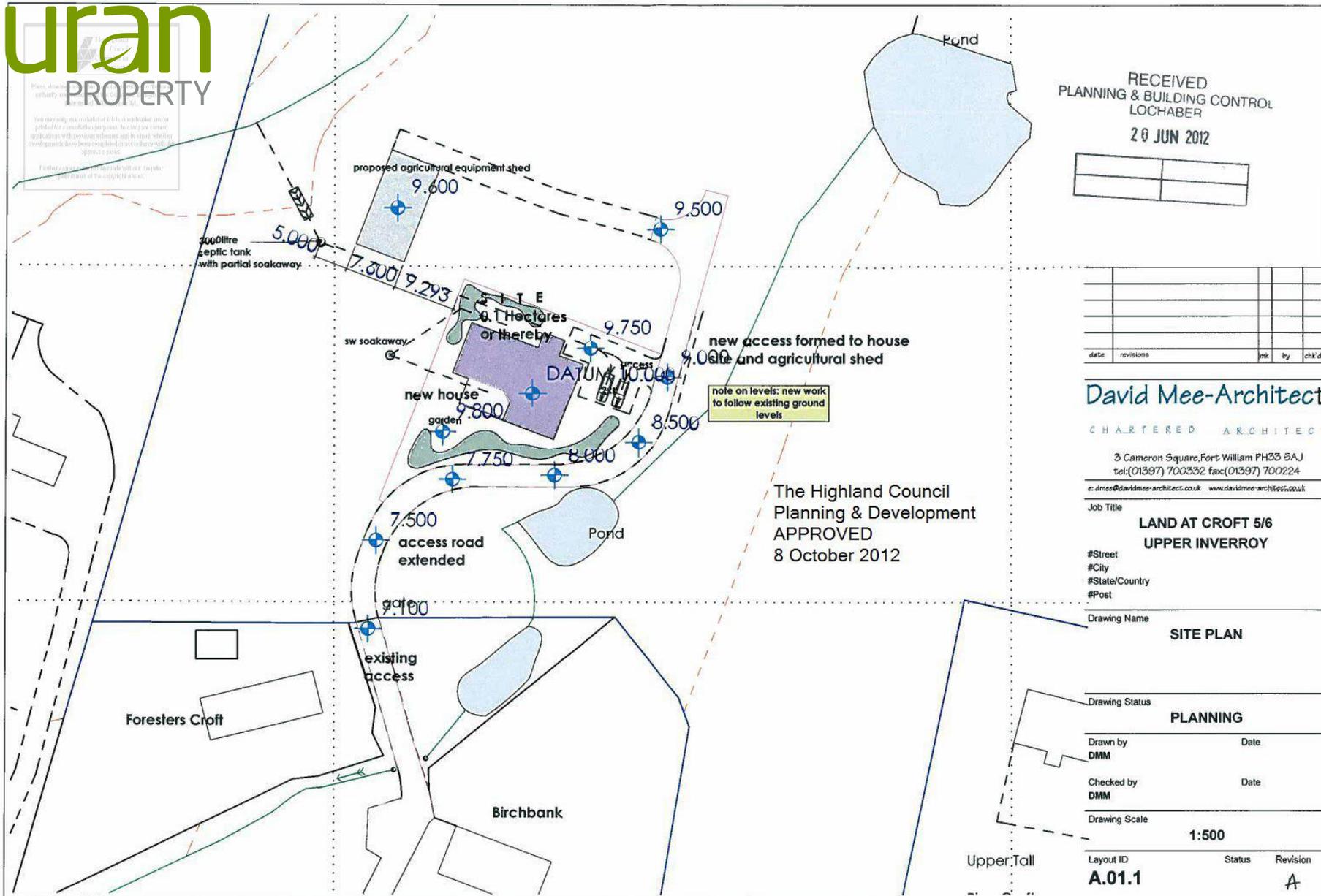


Plot 85m North West of Upper Tall Pine Croft

Upper Inverroy, Roy Bridge, PH31 4AQ

Offers Over £165,000

Fiuran
PROPERTY



Plot 85m North West of Upper Tall Pine Croft

Upper Inverroy, Roy Bridge, PH31 4HQ

Plot 85m North West of Upper Tall Pine Croft is a stunning site set in approximately 5 acres of owner occupied croftland. Situated in the much sought after area of Upper Inverroy and located in an elevated position, enjoying wonderful south facing views towards the Grey Corries and Aonach Mor.

The extensive site (outlined on page 2) comes with planning permission in principle for a 3 Bedroom detached dwellinghouse (as detailed on page 4) under planning reference 12/01853/MSC



LOCATION

This stunning Plot is located in the picturesque and delightful area of Inverroy which is just 1 mile from Roy Bridge. The area offers hotels & a railway station. 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

The site is approx. 5 acres (0.0234ha) and sits in a wonderful, position with fine, open views looking towards the Grey Corries and Aonach Mor, the site offers the purchaser a fantastic opportunity of a rural scope to live a rural lifestyle without feeling isolated.

PLANNING PERMISSION

Planning Consent granted under Ref:

[12/01853/MSC | Erection of house | Site 85M North West Of Upper Tall Pine Croft Upper Inverroy Roy Bridge \(highland.gov.uk\)](#)

Further development of the site may be granted with permission of the current owners, and with relevant planning consents.



GENERAL INFORMATION

Services: Electricity & water connections nearby. Septic tank required.

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. Follow this road for approx. 2 miles, turning left where signposted Upper Inverroy. Continue straight ahead, turning left at the junction. The plot is located on Right 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.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Prospective purchasers are advised to 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.



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T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine, Invercoe,
Glencoe, PH49 4HP.

