

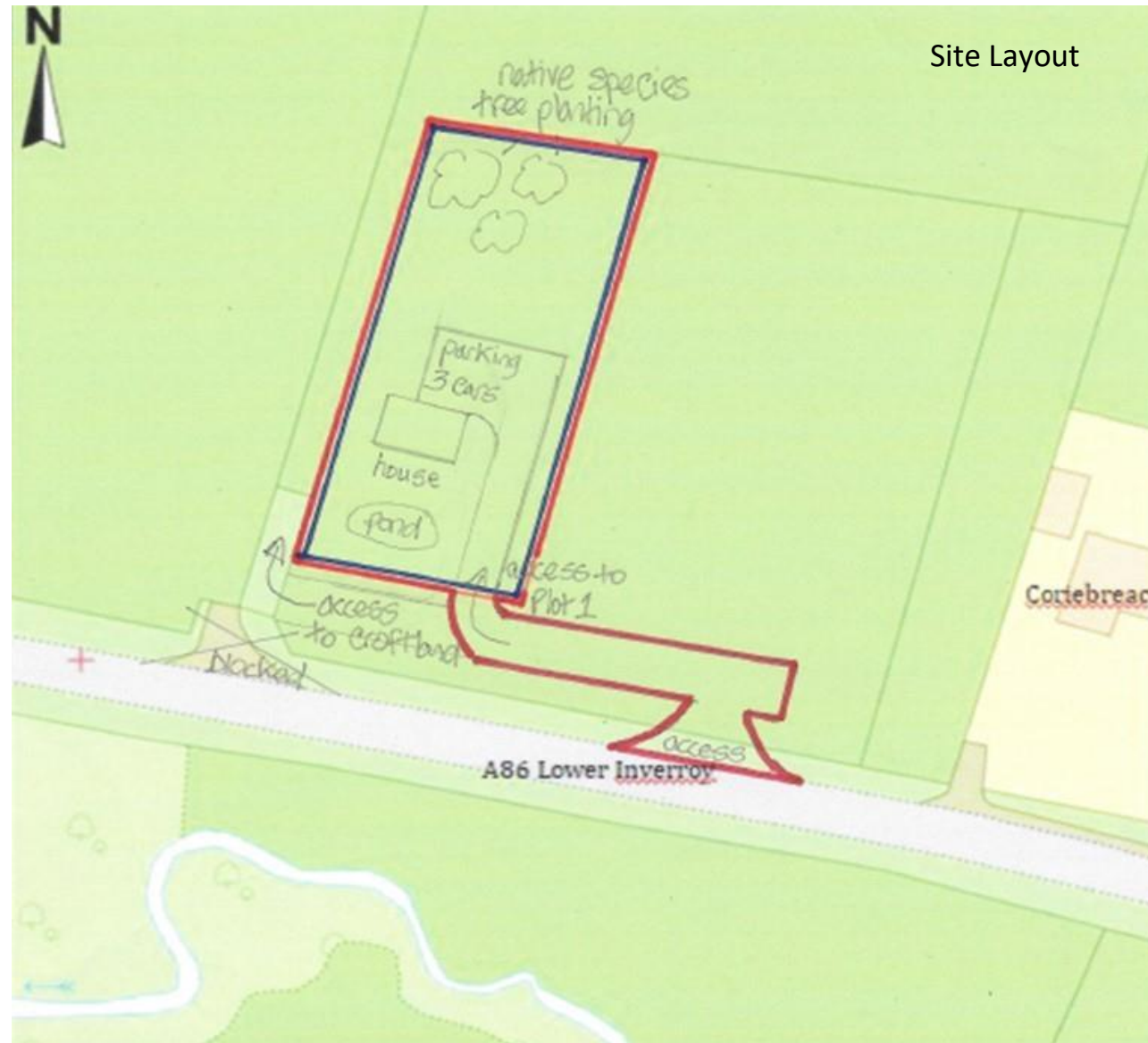


Plot – Tigh Fraoich

Lower Inverroy, Roy Bridge, PH31 4AQ

Guide Price £100,000

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PROPERTY



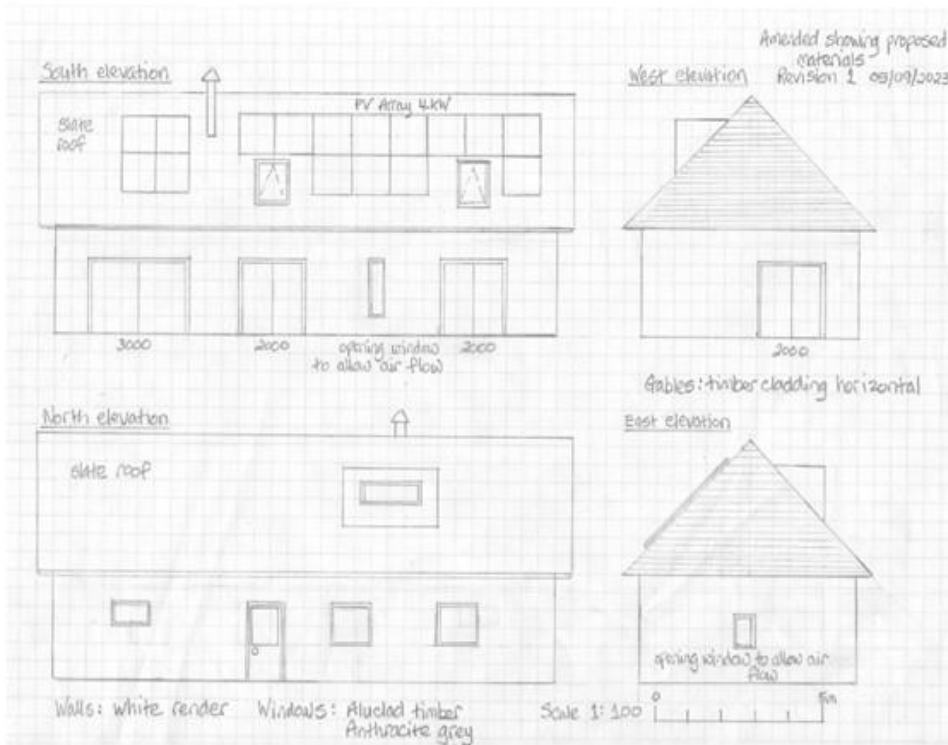
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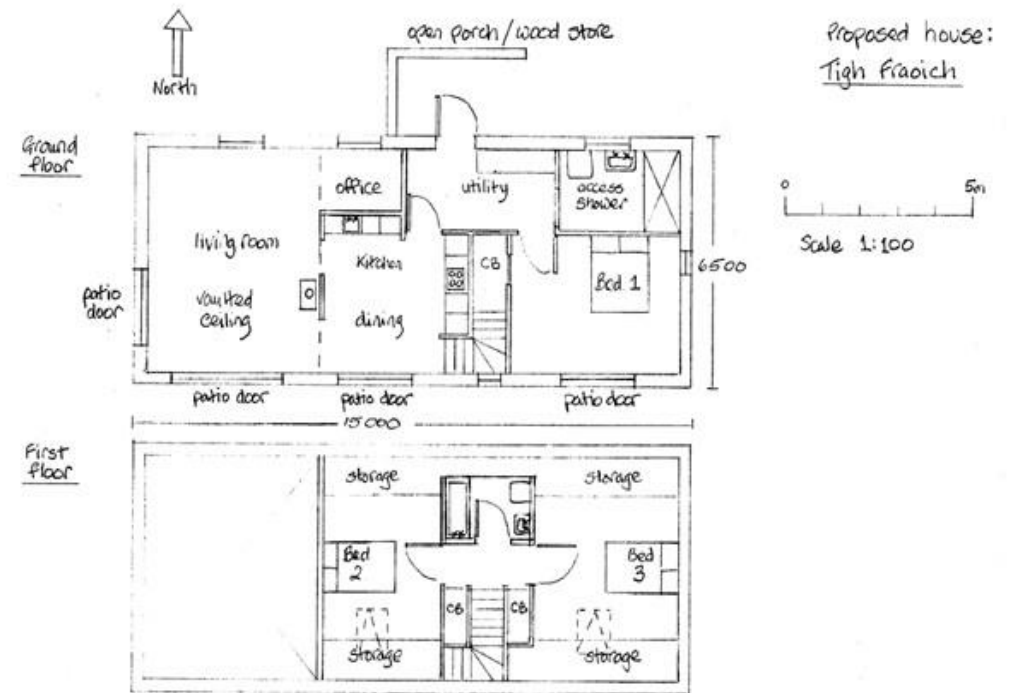
Plot – Tigh Fraoich is a very attractive, south facing Plot situated in a stunning position with views towards the Grey Corries and Aonach Mor. Located in the much sort after village of Lower Inverroy the Plot extends to approximately 0.426 acre (0.17239 ha), and is being sold together with the substantial Polycrub.

The Plot (outlined on page 2) comes with full planning permission for a 3 Bedroom detached dwellinghouse (as detailed on page 4) under planning reference 23/03859/FUL.





Elevation



Floor Plan

LOCATION

This stunning Plot is located in the picturesque and delightful area of Lower 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 plot is approx. 0.426 acre (0.17239 ha) comes with a Contamination Risk Pass Certificate & soil survey 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.

There is currently a black shipping container on site which has been lined and insulated and is available under separate negotiation for offers in the region of £3,500.

PLANNING PERMISSION

[23/03859/FUL | Erection of house and formation of access | Caravan At Tigh Fraoich Lower Inverroy Roy Bridge PH31 4AQ \(highland.gov.uk\)](#)



GENERAL INFORMATION

Services: Electricity, water & drainage connections nearby.

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. 2.1 miles. The plot is located on the left hand side, is approximately ½ mile before the Upper Inverroy junction, 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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