



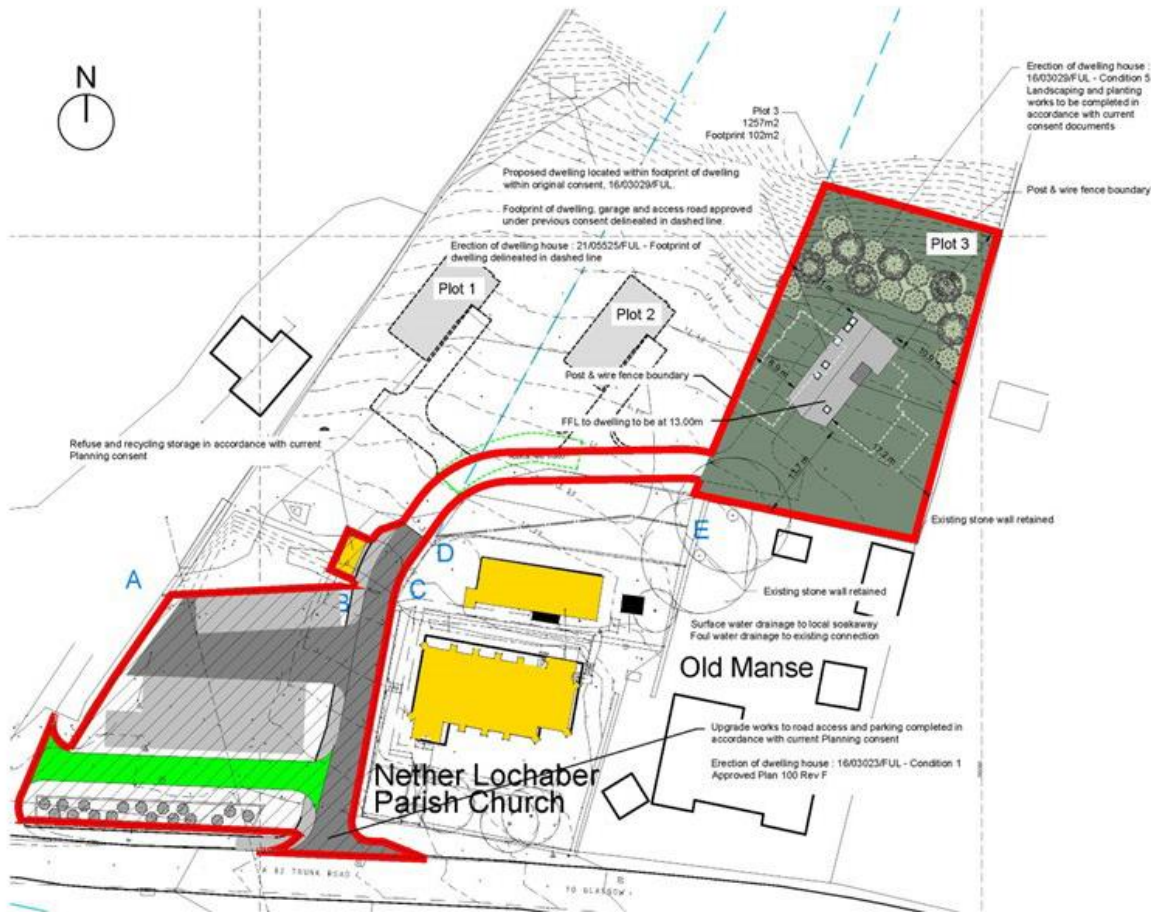
## Plot 3, The Glebe

Onich, Fort William, PH33 6RY

Guide Price £125,000

**Fiuran**  
PROPERTY

## Site Plan



## Boundary Plan



## Plot 3, The Glebe

Onich, Fort William, PH33 6RY

Plot 3, The Glebe is a very attractive partially level & cleared Plot situated in an elevated position with partial views over Loch Linnhe and the beautiful surrounding countryside beyond. The subjects of sale present an opportunity to purchase a much sought-after serviced building plot, extending to approximately 0.856 acres (0.346 ha).

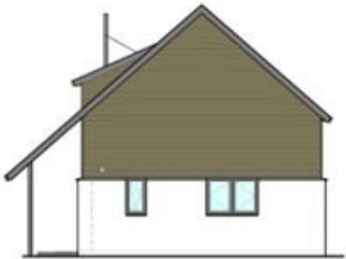
The Plot (outlined on page 2) comes with full planning permission & building warrant for a substantial 4 Bedroom detached dwellinghouse (as detailed on page 4) under planning reference 21/05525/FUL



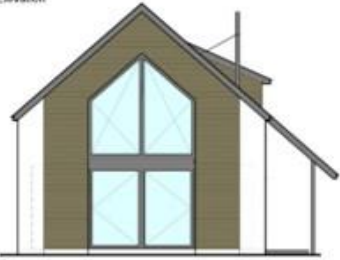
## Elevation



Artists Representation



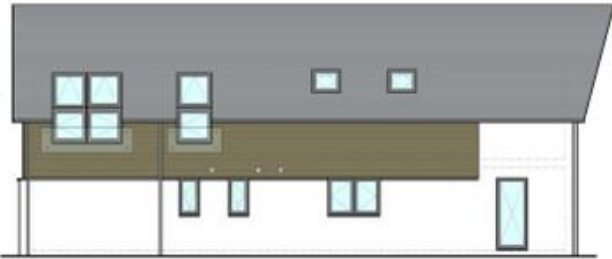
North Elevation



South Elevation

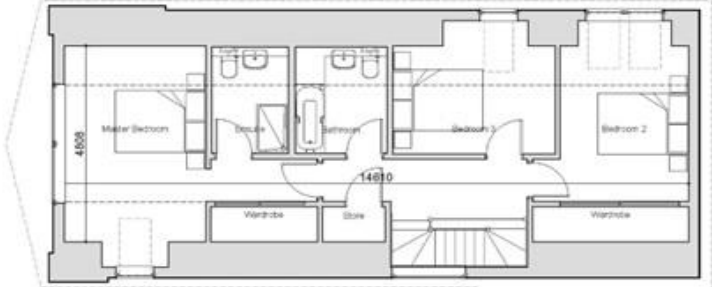
**Finishes**

- Slate roof finish
- Black Stone Floor
- Dark grey UPVC fascias and soffits
- UPVC deep free gutters and down pipes
- Dark Grey UPVC windows and doors
- Mountain Sage Hardie Plank Horizontal weatherboarding
- Fair faced pressed oil strip course
- White render finish to external walls

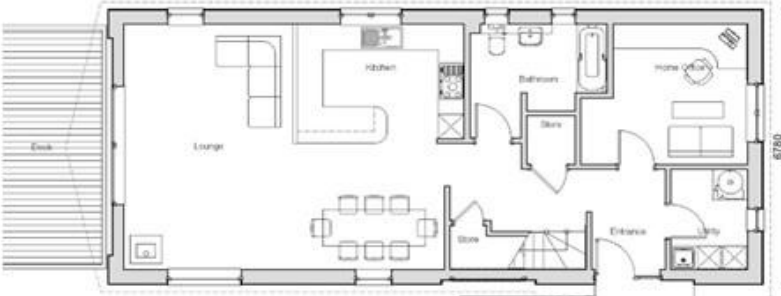


1:100 0 1m 2m 3m

## First Floor Plan



First Floor



Ground Floor

## Ground Floor Plan

## LOCATION

The area of Onich is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round. The village offers a well-attended village hall, hotel, pub and church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

## DESCRIPTION

The plot is approx. 0.856 acres (0.346 ha) and sits in a wonderful position above Loch Linnhe with fine, open countryside views. The plot offers the purchaser scope to live a rural lifestyle without feeling isolated. With the building warrant in place, the plot is ready for the new owner to build their new home in an amazing location.

## PLANNING PERMISSION

[23/02786/FUL | Erection of house \(amended proposal ref 21/05525/FUL - relocated footprint of house\) | Plot 3 To Rear Of Former Filling Station Onich](#) – construction drawings are available to the new owner under negotiation. Building Warrant under reference 22/01904/DOM2 Copies of the planning documents are available on request via the agent or directly via the above link.



## GENERAL INFORMATION

**Services:** Mains electricity, water, drainage & BT on site.

**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.

**Site visits strictly by appointment through the selling Agent.**



## DIRECTIONS

From Fort William proceed southwards on A82 for approximately 8 miles. Pass the Corran Ferry and continue for approx. 2. At Nether Lochaber Church turn into the car park (park the car in the car park and walk the short distance to the Plot). The Plot can easily be identified by the For Sale sign. All site visits **must** be accompanied by the sales agent.

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.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

Dail-Uaine, Invercoe,  
Glencoe, PH49 4HP



The smart way to buy & sell in and around Oban