



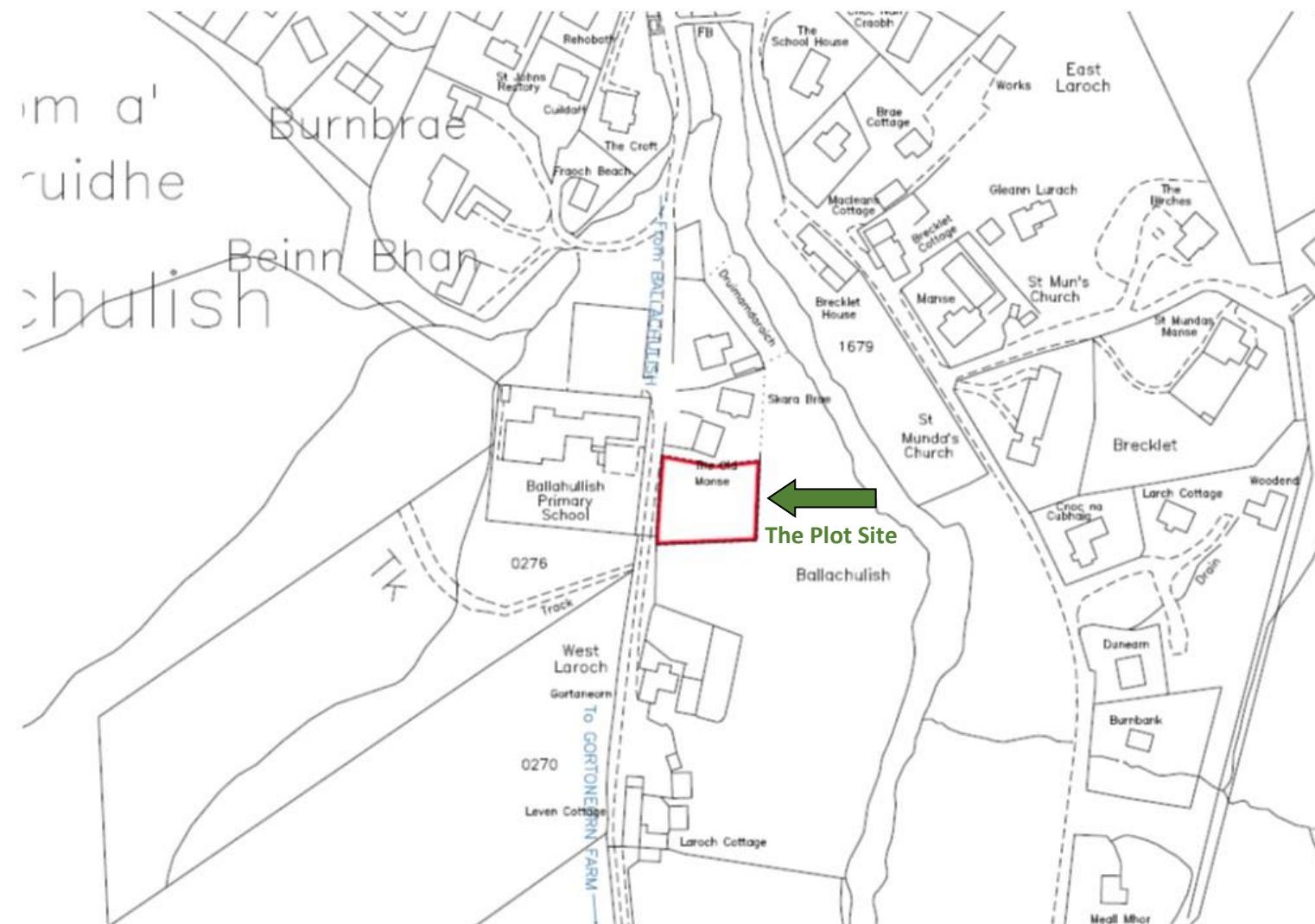
## Plot of land – the former Church Site

Adjacent to the Old Manse, West Laroche, Ballachulish, PH49 4JQ

Offers Over £85,000

**Fiuran**  
PROPERTY

## Boundary Plan for the Plot of Land adjacent to the Old Manse, West Laroch, Ballachulish



## Plot of Land – the former Church Site

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This very attractive level & serviced Plot is situated in the picturesque village of Ballachulish. With wonderful views of Sgòrr Dhearg and the surround countryside. The subjects of sale presents a very rare opportunity to purchase a much sought-after plot, extending to approximately 0.26687 acres (0.108 ha). This plot is brought to the market without planning permission.





The smart way to buy & sell property in and around Fort William

## LOCATION

This rare plot of land is located adjacent to the Old Manse, West Laroche, Ballachulish. Ballachulish village is steeped in history, sitting by the shores of Loch Leven. It is surrounded by some of the most dramatic and beautiful scenery of mountains and lochs in Scotland. The village once had a thriving slate quarry and used to be known as the 'slate capital' of Scotland (the disused quarry can still be visited in the village). The area 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. Ballachulish village offers a range of facilities including a nursery & primary school, children's play park, a well-used community village hall, supermarket, post office, restaurant, pub, cafe, patisserie, fish & chip shop, hotel and doctors surgery. The secondary school is located in the nearby village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, Glasgow and surrounding areas.

## DESCRIPTION

The site is approx. 0.26687 acres (0.108 ha) and sits in a much sought after position with fine, open mountain views. The site offers the purchaser scope to live a rural lifestyle without feeling isolated.

## PLANNING PERMISSION

This serviced plot is being sold without planning permission.



## GENERAL INFORMATION

**Services:** On site – water, electricity & drainage.

**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.



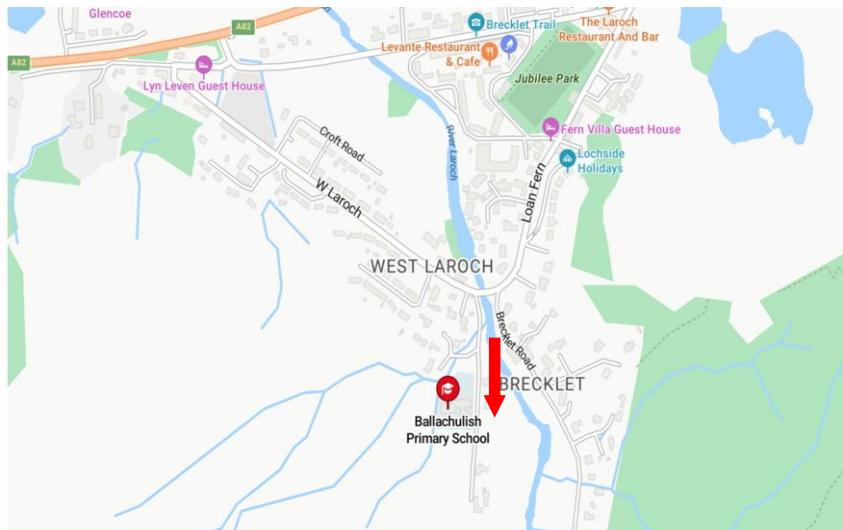
## DIRECTIONS

From Fort William, travel south on the A82 for approx. 13 miles and turn right into the village of Ballachulish. Bearing left on Albert Road, continue for about 100 yards, passing the doctors surgery on your left and the Laroch Bar and Restaurant on your right. Turn right immediately after the Laroch Bar onto Loanfern. Continue ahead going over the small bridge, immediately after the bridge turn left and continue up the hill. The Plot is directly opposite Ballachulish School 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.



# Fiuran PROPERTY

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