



Plot 14, Clovullin

Ardgour, Fort William, PH33 7AB

Guide Price £225,000

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PROPERTY

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Plot 14 is a very attractive Plot situated on the picturesque & semi-rural Peninsula of Ardgour. With stunning panoramic views over Loch Linnhe and beyond. The subjects of sale present a rare opportunity to purchase a much sought-after building plot, extending to approximately 2.2 acres (0.890308 ha).

The site (outlined in red on page 3) comes with full planning permission for a superior 3 Bedroom detached dwellinghouse and Garage (as detailed on page 5, however there are also plans available for a 5 Bedroom dwellinghouse if preferred). There is a large storage container on site, which will be sold with the Plot.



Site Location Plan



DESCRIPTION

The site is approx. 2.2 acres (0.890308 ha) and is a bare land croft. The house site is decrofted. The remaining land remains in crofting tenure, crofters duties will apply, full details of the duties can be found on the [Crofting Commission Website](#) The purchaser will need to live on the croft or be within 32 kilometres of the Croft.

PLANNING PERMISSION

Full Planning Consent was granted on 9th January 2025 for a 3 Bedroom detached dwellinghouse and garage details can be founds using Ref: **24/03918/FUL**. Copies of the planning documents are available via this link [24/03918/FUL | Erection of house and garage | Land 100M East Of 15 Clovullin Ardour](#)

SPORTING LEASE

There is a sporting lease over the property which runs for 30 years from 15 March 2011.

MOORINGS

There may be the possibility of purchasing a private mooring on Loch Linnhe (subject to the relevant applications being granted). There are also a number of community moorings in Ardour which may be available to the new owners (with consent of the relevant community group).

LOCATION

This Plot is set amongst magnificent & breathtaking landscape in picturesque Clovullin, near Ardour on the beautiful West Coast of the Highlands. Clovullin is a small traditional crofting village 0.5 miles from Ardour. There is a hotel and primary school, with the high school being located just 12 miles away in Strontian and is accessed via a school bus. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



GENERAL INFORMATION

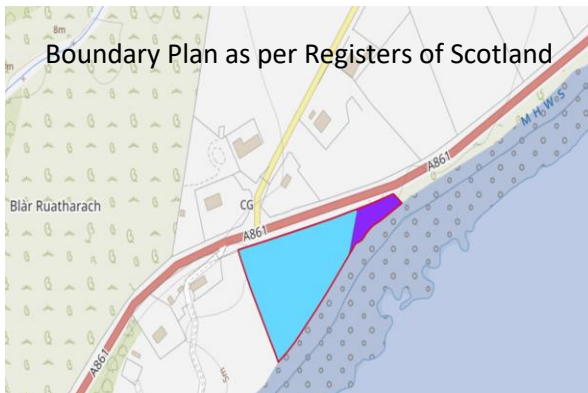
Services: Water supply & electricity on site. Drainage to septic tank required.

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: Site visit by appointment through the selling Agent.



DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry (The Ferry is a regular five minute crossing of the Corran Narrows and runs 7 days a week). Turn left once over the ferry and continue for approx. 0.5 miles towards Strontian. The Plot is on the left-hand side 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.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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

