

**BARE LAND CROFT WITH BUILDING PLOT AT CLOVULLIN,
ARDGOUR**

BARE LAND CROFT WITH BUILDING PLOT AT CLOVULLIN, ARDGOUR

A coastal bare land croft that has a building plot with full planning permission. Located on the north bank of Loch Linnhe with panoramic water and mountain views.

Fort William (includes ferry) 11 miles ■ Inverness (includes ferry) 77 miles.

- A loch-side bare land croft with level building plot.
- Full detailed planning permission granted of the development of one executive style property.
- Mains water on site and electricity by site boundary.
- Stunning, panoramic views over Loch Linnhe and the mountainscape beyond.

About 0.89 hectares (2.2 acres) in all

Guide Price £240,000

Galbraith

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 OnTheMarket





SITUATION

Clovullin is a small village on the Ardgour peninsula in a picturesque, semi-rural location which can be accessed via the Corran Ferry, a regular five minute crossing of the Corran Narrows, which runs 7 days a week linking the communities of Fort William and Ardgour. The area is renowned for its natural beauty and the local amenities include a nursery school and primary school located in Clovullin with a secondary school at nearby Strontian as well as a general store. A public house and a hotel are both within easy walking distance and the area has excellent broadband speeds of approx. 37Mbps download for mobile coverage, an indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. There is a possibility of having a private mooring on the loch and there are a number of community moorings in Ardgour. Fort William, the nearest town is a major tourist centre, being the start/end of both the West Highland Way and the Great Glen Way, having Glen Coe to the south, Ben Nevis and Aonach Mòr to the east, and Glenfinnan to the west. The Nevis Range caters for those with interest in snow sports, climbing, hillwalking and mountain biking with the town providing a variety of shops, hotels and restaurants, a tourist information centre, museum, a library and having both a bus station and railway station.

DESCRIPTION

This bare land croft extends to approximately 2.2 acres in all and is located at Clovullin on the north bank of Loch Linnhe. Full planning permission was granted in February 2023 for the construction of a visually stunning, five bedroom executive style home, on a plot within the croft, thoughtfully designed to take in the beautiful outlook over the loch as well as flood the interior with natural light. Mains water has been fed to the site and electricity runs along the northern boundary. Details of the planning consent can be found on the eplanning pages of the Highland Council Website using the planning reference 23/00102/FUL. A de-crofting application for the building plot on the croft has been submitted to the crofting commission by the seller.



CROFTING

This land is in crofting tenure and crofters duties apply. Those duties include, but not limited to, that any purchaser would need to be resident on, or live within 32 kilometres of the croft. More information on crofting is available from the Crofting Commission <https://www.crofting.scotland.gov.uk/>

FURTHER INFORMATION

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

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/encoding.depending.insurers>

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

PH33 7AB

SOLICITORS

MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL

2017 ANTI MONEY LAUNDERING REGULATIONS

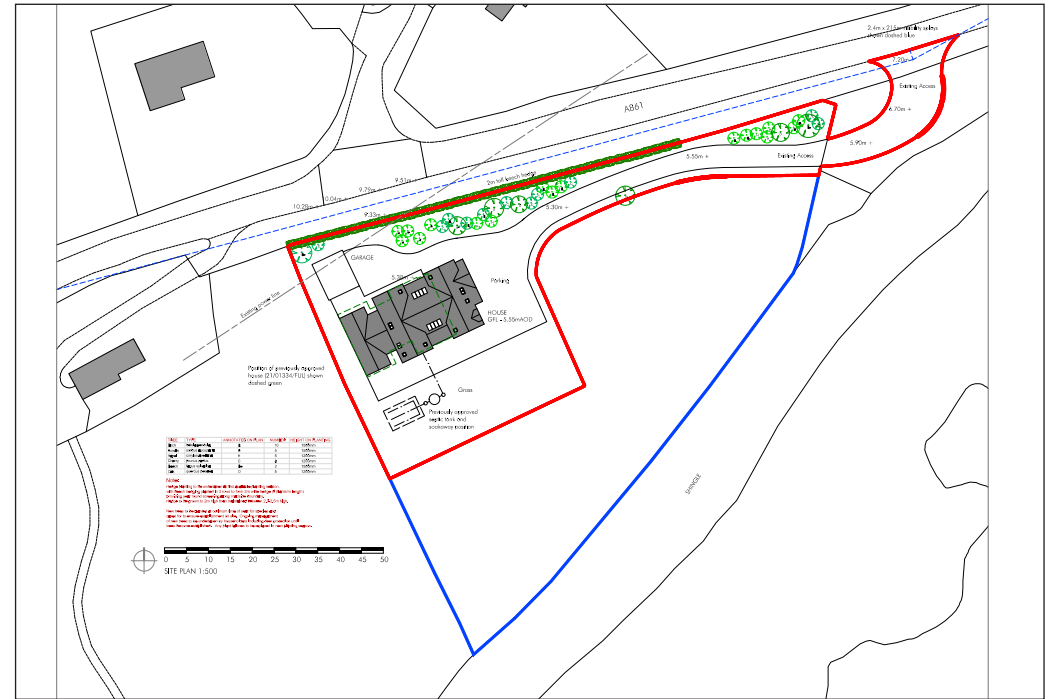
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

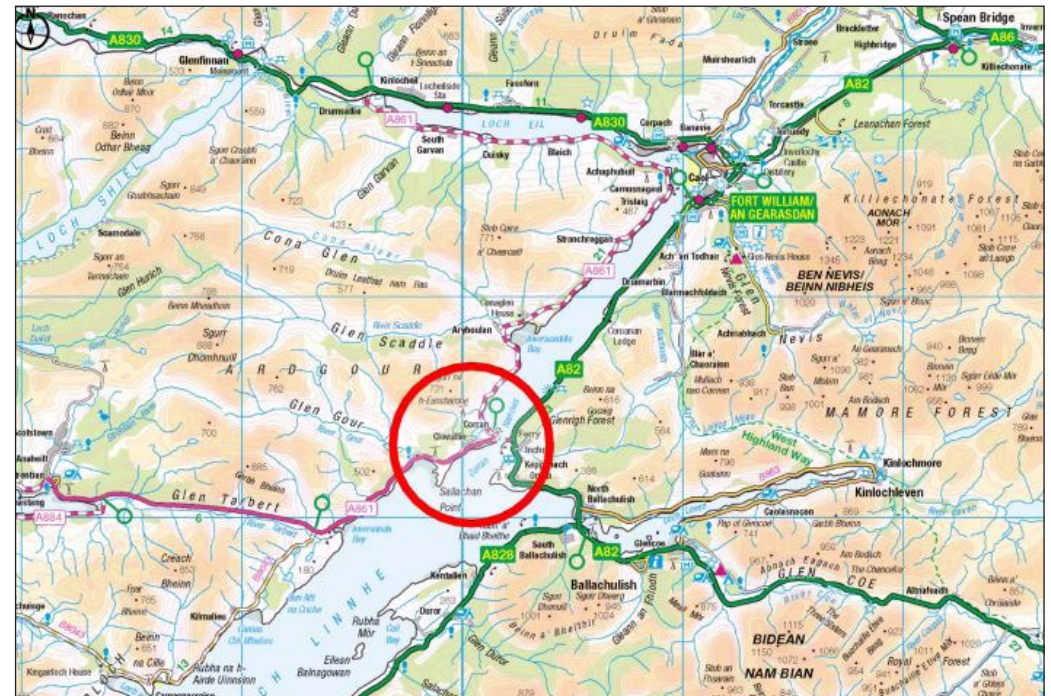
Failure to provide this information may result in an offer not being considered.

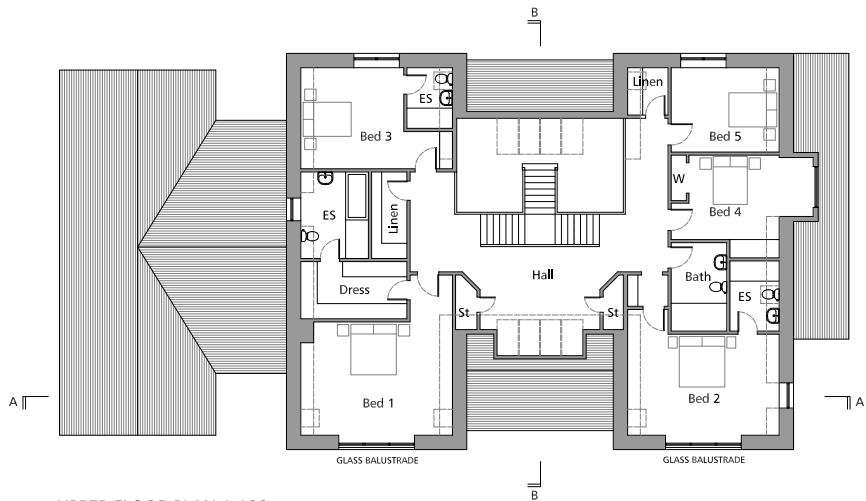
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in November 2023.



Approximate area included in decrofting application. Measurements and area size to be confirmed.





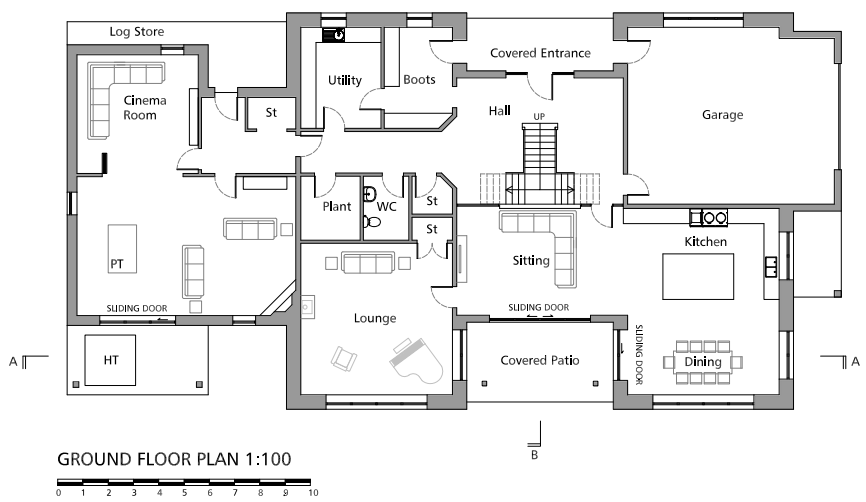
UPPER FLOOR PLAN 1:100



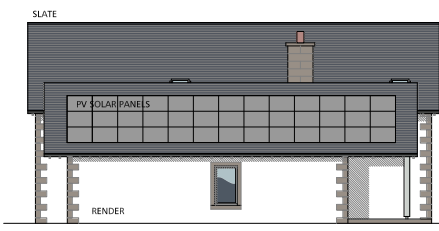
SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



GROUND FLOOR PLAN 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SECTION A-A 1:100

<p>NOTES</p> <p>Reproduction by permission of Ordnance Survey on behalf of HMSO. Crown Copyright. Connected 2013. All rights reserved. Licence number 100015137.</p> <p>TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND ARCHITECTURAL SPECIFICATION ALL SEES TO BE SET WORKED.</p> <p>F IN COURT, PLEASE ASK THE SURVIVOR'S COMMITTEE</p> <p>DO NOT SCALE FOR CONSTRUCTION PURPOSES</p>	<p>HEALTH AND SAFETY NOTES:</p> <p>SIGNIFICANT RESIDUAL HAZARDS</p> <p>Asbestos</p> <p>High Voltage</p> <p>Structural Instability</p> <p>Ground Contaminants</p> <p>Overhead Services</p> <p>Unstrengthened Structures</p> <p>Adjacent Holdings</p> <p>Site Boundaries</p> <p>Other (Specify)</p>	<p>ACTIONS / NOTES:</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DETAILS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				REV	DATE	BY	DETAILS					<p>CLIENT</p> <p>Corrigan</p> <p>PROJECT</p> <p>Change of House Design</p> <p>Clavin Ardour</p> <p>PURPOSE</p> <p>Planning</p>	<p>DRAWING TITLE</p> <p>Proposed House Floor Plans, Elevations & Section</p> <p>SCALE</p> <p>1:100</p> <p>PAPER SIZE</p> <p>A1</p> <p>REVISION</p> <p>F</p>	<p>DENHOLM PARTNERSHIP ARCHITECTS</p> <p>www.denholmpartnership.co.uk 15017641 870889</p>
			REV	DATE	BY	DETAILS											
<p>PRESENT</p>	<p>DESCRIPTION</p>	<p>DATE</p> <p>19/12/2022</p>	<p>JOB NO.</p> <p>5459</p>	<p>DWG. NO.</p> <p>P02</p>													



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