



# McIntyre & Company

*Solicitors & Estate Agents*

38 HIGH STREET, FORT WILLIAM, PH33 6AT  
◆ T. 01397 703231 ◆ F. 01397 705070 ◆ E. [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

## **PLOTS 4 & 8, DRIMNATORRAN DEVELOPMENT, STRONTIAN**



There are offered for sale the first two plots in a new and exciting development at Drimnatorran, Strontian. The first Phase of the development will provide plots for 3 and 4-bedroomed houses, and the first two plots, being Plots 4 and 8, are now available. These Plots each have full Planning Consent for a 4-bedroomed house, and Drawings of the Ground and First-Floor Layouts and the Elevation Drawings are attached.

Planning Permission has been granted under Planning Reference 05/00212, granted on 26th July 2006. Copy is available from Selling Agents.

There is also attached a Site Block Plan showing the proposed layout as completed.

Each Plot will be fully serviced by the developers, with mains water, mains electricity and mains drainage taken to the boundaries of the Plot for the purchasers to then complete the connections.

**EARLY ENTRY IS AVAILABLE**



**OFFERS OVER £50,000 ARE SOUGHT FOR PLOT 4**

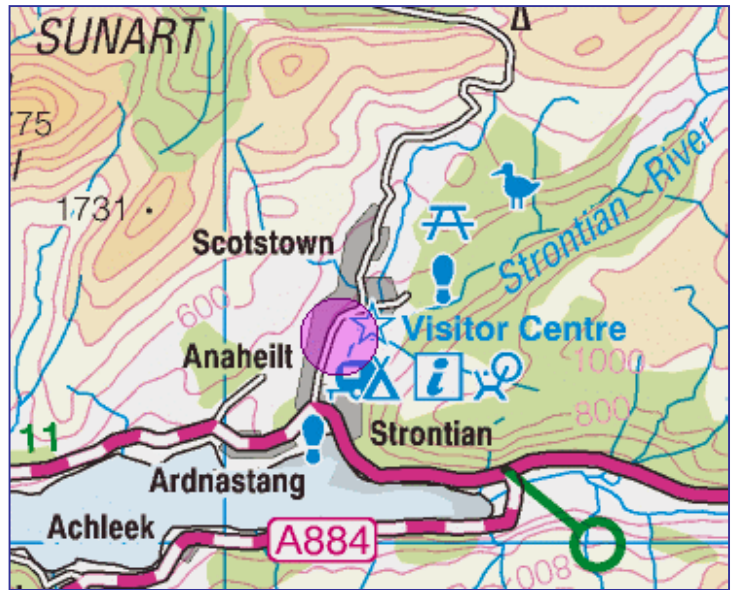
**OFFERS OVER £60,000 ARE SOUGHT FOR PLOT 8**

## LOCATION

Drimnatorran is situated on the edge of the village of Strontian. From Fort William, take the main road south a distance of approximately 9 miles to Corran Ferry. Crossing Corran Ferry, take the A861 to Strontian. After passing the village shop, turn right heading towards the High School, and the development ground is in the area known as Drimnatorran, lying to the right of the public road leading up to the High School.

Strontian lies in an area of outstanding natural beauty and is ideally situated to take advantage of a considerable number of outdoor pursuits, such as hill-walking, climbing, sailing, mountain biking, kayaking, etc.

The village itself contains village shops and hotels. The recently-completed High School, which has drawn considerable praise for its design and educational facilities, is situated close by.

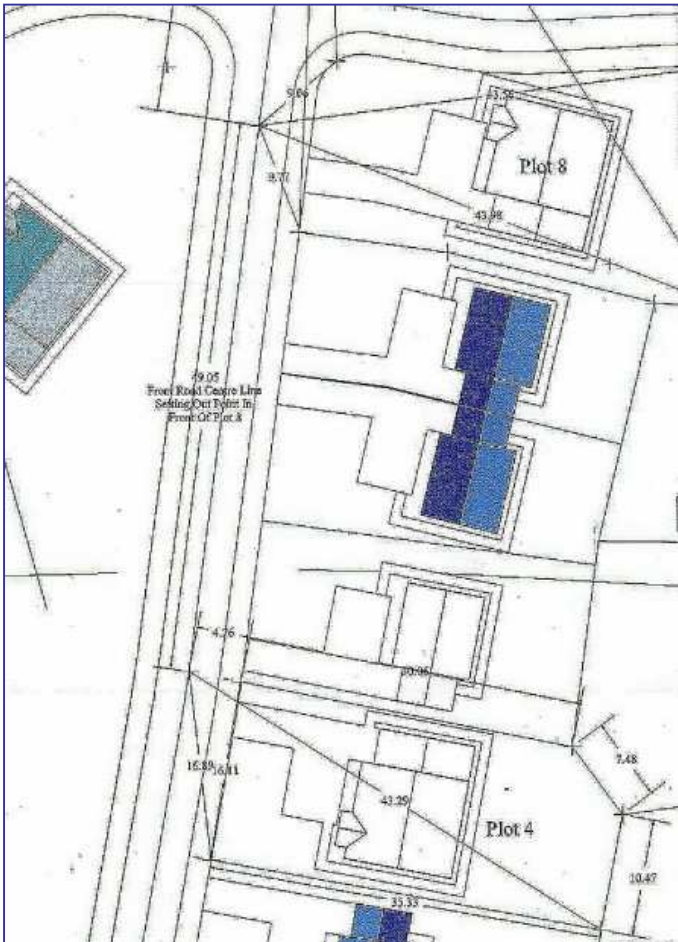
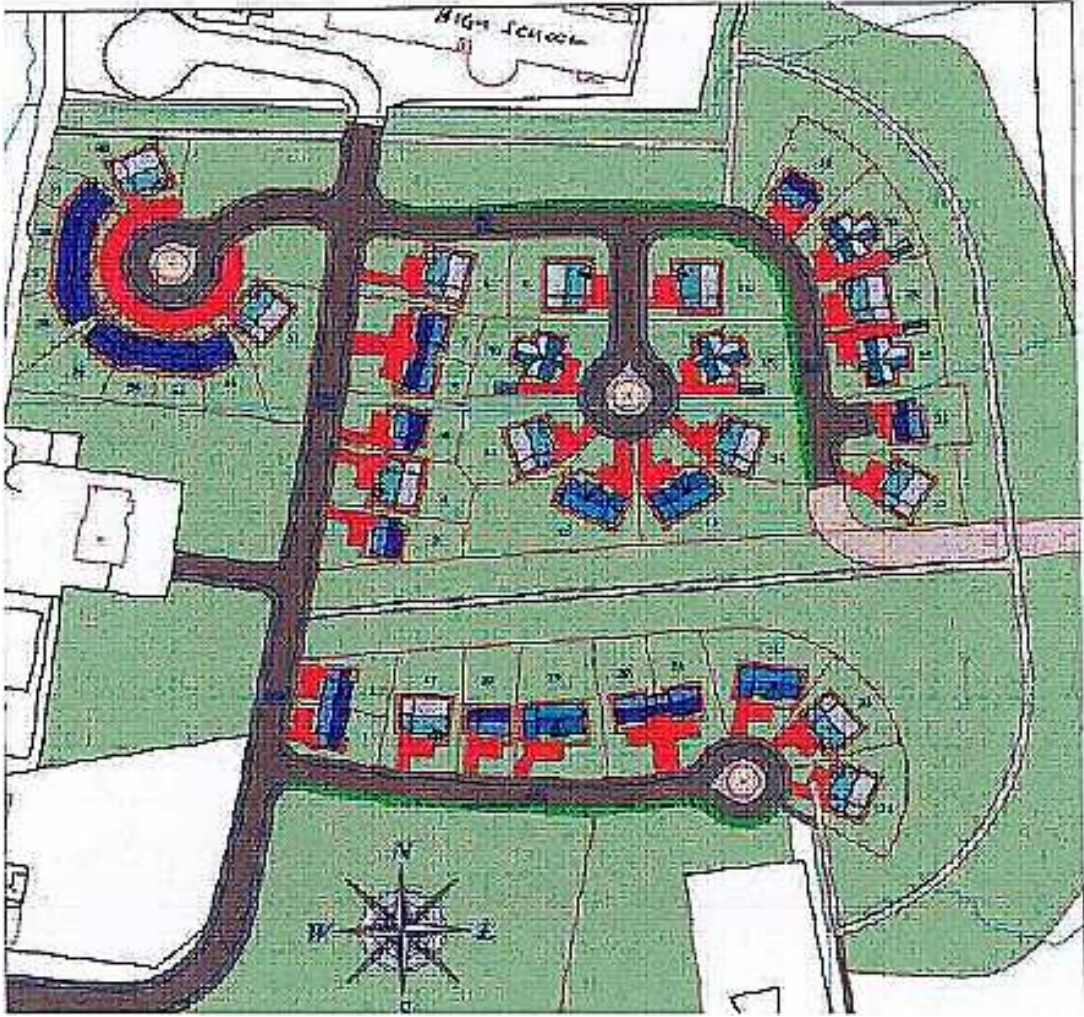


In terms of the Planning Consent, permission has been given for a total of 40 houses, of mixed design. The developers will attend to the pre-development requirements of the Planning Authority as contained in the Planning Consent.

It is understood that mains water, mains drainage and mains electricity are presently located in or at the side of the existing access roadway, and the developers will make arrangements to provide suitable connections to the boundaries of the development plots.



**SITE BLOCK  
PLAN**  
Residential Development  
Draughton Farm  
Strathairn



Further Particulars from and Enquiries and Offers to the Selling Agents:

**McIntyre & Company  
Solicitors & Estate Agents  
38 High Street, Fort William**

**T: 01397 703231**

**F: 01397 705070**

**E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)**

**Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)  
OR [www.mcintyrelaw.co.uk](http://www.mcintyrelaw.co.uk)**

These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale / purchase to follow hereon.

Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.