

# PLOT, WEST OF STEALL, 74, CAMAGHAEL, FORT WILLIAM



**OFFERS OVER £110,000**

T: 01397 703231 F: 01397 705070 E: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com) W: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)



**MCINTYRE & COMPANY**

*Solicitors & Estate Agents*



- ◆ Situated in a quiet location surrounded by Common Grazing and Croftland
- ◆ Enjoying views towards Ben Nevis and Anoch Mhor
- ◆ Full planning consent for a dwelling
- ◆ Plot extends to approx. 0.289 acre
- ◆ Mains electricity, drainage and septic tank are nearby
- ◆ Situated approx. 3 mile from Fort William

#### PLOT:

The house plot extends to approximately 0.289 acre surrounded by common grazing and croftland. There is full planning permission for a dwelling under Highland Council Planning Reference 18/05443/FUL. The successful purchaser will be required to satisfy themselves on the availability of services. However mains electricity and connections to a shared septic tank should be available in the neighboring croft (74 Steall).

#### LOCATION:

The site is located approximately 3 miles from the amenities at Fort William. Fort William, is the main district town of Lochaber, also known as the “Outdoor Capital of the UK”. The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. Fort William has developed an enviable reputation for providing all manner of outdoor pursuits including hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness Glasgow, and Edinburgh as well as the overnight sleeper to London.

**LOCATION:** Plot 30m West of Steall, Camaghael, Fort William , PH33 7NF

On leaving Fort William Town Centre take the A82 North to the Lochybridge junction and turn left. Continue passed the traffic lights. After the lights take the slip road that turns in to the High School and follow the road until reaching Camaghael Holiday Park. Take the track road opposite alongside Dykelands until reaching the plot gates adjoining the property 74, Steall.

McIntyre & Company,  
38 High Street, Fort William,  
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

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

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. 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.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: [law@solicitors-scotland.com](mailto:law@solicitors-scotland.com) or telephone: 01397 703231.



#### **SOCIAL MEDIA:**



Search for McIntyre & Company on Google and give us a review. Search for our business, click the “write a review” button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany