

# Plot, 90m East of Gorten, Anaheilt, Strontian



Situated in an extremely beautiful and desirable location  
Semi rural setting close to Strontian village on the Ardnamurchan Peninsula  
Surrounded by Croftland and fabulous mountain views  
Plot extending to approximately .56 acre  
Planning in principal for a single or 1½ storey dwelling  
Highland Council Planning References: 22/01776/PIP



## OFFERS OVER £85,000

## PLOT

The plot extends to approximately .56 acre and has been granted outline planning permission under planning reference 22/01776/PIP for a single or 1½ storey dwelling in an extremely sought after position in Anacheilt, Strontian. Details of the outline planning permission can be found on the Highland Council Planning Website (see link below).

[https://www.highland.gov.uk/info/180/planning\\_-\\_applications\\_warrants\\_and\\_certificates/143/planning\\_permission/6](https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/6)

It should be noted that an application is currently with the Crofting Commission to decroft the site. Access to the plot will be the full responsibility of the purchaser and will include any landscaping or boundary fencing. The successful purchaser will also be required to satisfy themselves on the availability of services of drainage, sewage and electric.

## LOCATION/AMENITIES

The picturesque village of Strontian is situated along the A861, it is the main village in Sunart and lies on the north shore of Loch Sunart, close to the head of the Loch. Surrounded by some of the most breathtaking scenery in Scotland, Strontian is a perfect location for exploring the amazing landscape of the Ardnamurchan Peninsula.

The village has a good reputation as a holiday destination as there is a diverse range of activities available including mountain biking, fishing, an abundance of wildlife as well as mountain and forest track walks. The village has a range of amenities, including 2 well stocked local shops, hotels, post office, doctor's surgery, churches, primary school and secondary school. There is a bus service into Fort William.

Fort William is the nearest town which is approximately 20 miles away and is the main district town of Lochaber, known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, there is a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as the over night sleeper to London.

## DIRECTIONS : 13 ANAHEILT, STRONTIAN, PH36 4JA

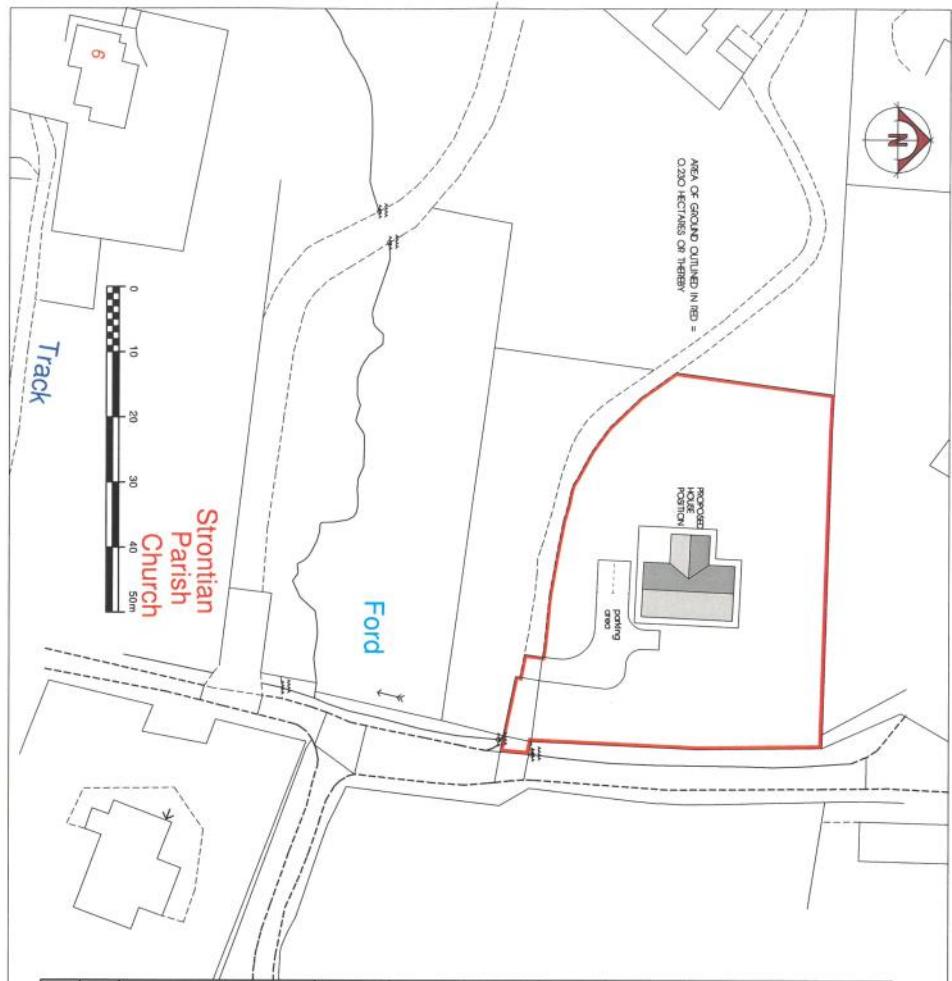
From Fort William take the A82 South for approximately 8 miles until reaching the Corran Ferry. Cross over on the Corran Ferry to Ardgour and turn left on to the A861. Continue for approx. 12.5 miles passing through the village of Strontian and crossing over the River Bridge. Turn immediately right signed posted for Polloch. Proceed until reaching the small church on your right and Gorten plot site immediately opposite on the right.



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project	PROPOSED HOUSE SITE NO. 1 AT
client	JENNIFER GUEST
detail	SITE PLAN PLOT 1
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scale	1:500
job no. 22/035	dept no. 101
	drawn D. KELLY
	dated 11 Oct 22

