

Croftland with Planning, Anaheilt, Strontian.



1.474ha of Croftland with planning in principal for dwelling
Situated in an extremely beautiful and desirable location
Semi-rural setting close to Strontian on the Ardnamurchan Peninsula
Surrounded by Croftland and fabulous mountain views
Planning in principal for a single or 1½ storey dwelling
Highland Council Planning References: 22/01776/PIP



GUIDE PRICE £75,000

Croftland with planning in principal for a residential property

The croftland extends to approximately 1.474ha 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

Access to the Croft 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, electrics. There is an application with the crofter commission to decroft the area with planning permission.

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 breath-taking 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

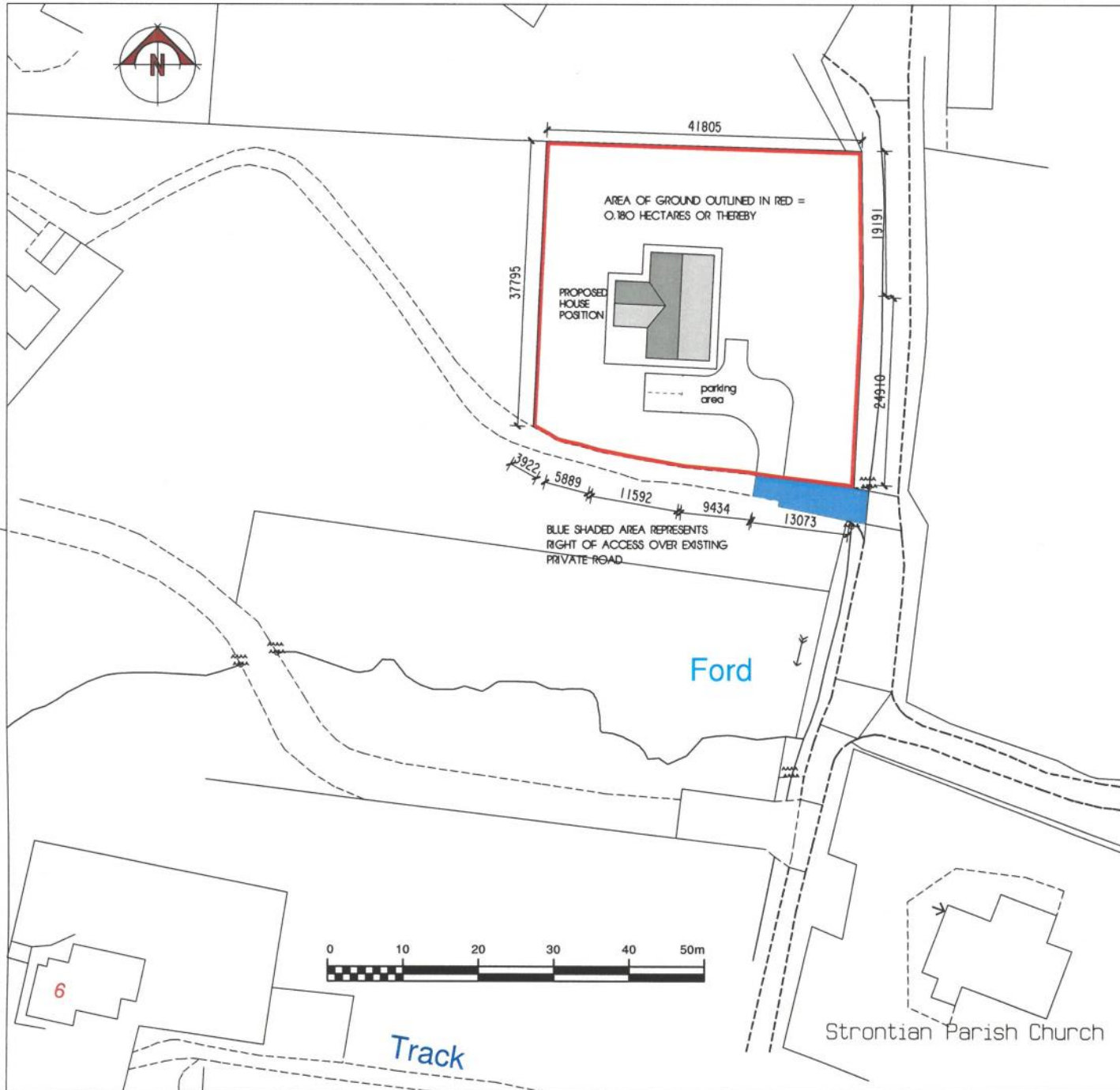
From Fort William head South and take the Corran Ferry to Ardgour continue for approx 12.5 miles passing through the village of Strontian and crossing over the River Bridge. Turn immediately right signed posted for Polloch. Proceed until reaching the small church on your right and Gorten Croft is immediately opposite on the left.



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Note
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

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project
**PROPOSED HOUSE SITE NO. 1 AT
13 ANAHEILT, STRONTIAN**

client
JENNIFER GUEST

detail
SITE PLAN PLOT 1

DKD
D KELLY DESIGN
Architectural Consultant

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