

PLOT AT MURLAGGAN

Roy Bridge




BIDWELLS

PLOT AT MURLAGGAN

Roy Bridge • PH31 4AP

**An excellent opportunity to
purchase a generous plot
set within a desirable rural
western highland location**

*Roy Bridge 3 miles, Spean Bridge 6 miles,
Fort William 15 miles, Inverness 75 miles
(all distances are approximate)*

- Planning Permission for one
and a half storey house
- South facing plot with views
over Glen Spean
 - Idyllic rural location
- Fully serviced plot with ground
preparation work already completed

Offers Over £75,000

SITUATION

Forming part of the charming settlement of Murlaggan the plot sits just north of the A86, accessed by a private track shared with the neighbouring property. Located along Glen Spean, three miles west of the village of Roy Bridge and six miles from Spean Bridge, the plot benefits from an elevated position, set back from the main road. South facing but tucked into the adjacent hillside, the plot looks towards the Munros Stob Coire Easain and Stob a' Choire Mheadhoin.

LOCATION & SURROUNDING AREA

4 The serviced plot is located a ten minute drive to the village of Spean Bridge which provides basic amenities including a convenience store with a post office, the local primary school and various Inns and cafés with a wider range of services available at Fort William, just thirteen miles to the west and provides four medical practices, three pharmacies, regional hospital, dental practice, several supermarkets, high street banks, a larger post office and a community library, as well as a range of well-regarded restaurants, bars and cafés. The Lochaber Leisure Centre provides a six lane, 25 metre swimming pool with an adjacent smaller hydrotherapy pool, squash courts, a range of fitness classes and a fully equipped gymnasium with further sports facilities available at Lochaber High School which also provides the local area with secondary education, and offers a further range of fitness facilities such as a fitness suite, large games hall, dance studio and 3G pitch for outdoor sports.

Fort William, known as "The Outdoor Capital of the United Kingdom", and the surrounding area is a popular recreational and leisure destination thanks to the dramatic terrain which provides for an abundance of outdoor pursuits from rock climbing and mountain biking, to gorge walking and Munro bagging. The lochs and rivers, including Kinloch Laggan 20-minutes' drive east and Loch Linnhe 45-minutes west, provide excellent conditions for water sports including paddle boarding and kayaking. In the winter months, the Nevis Range and Cairngorm Mountain ski resorts are around a 20 minute and one hour's drive away respectively. If nothing else the spectacular scenery might be entertainment enough.

The plot is well located to take advantage of the convenient transport links, with mainline rail available on the West Highland Line a five-minute drive to the west at Roy Bridge or to the east at Tulloch, both of which provide access to the Caledonian Sleeper Service between Fort William and London, or alternatively for travel south west to Oban for onward travel by ferry to Mull, Kerrera, Lismore, Iona and Col and north west over the famous Glenfinnan Viaduct towards Mallaig, where connections for ferries the western isles such as Skye, Uist, Tarbert and the small isles can be made.



A local bus service runs from Fort William bus station across the Lochaber area, as well as to and from Oban and Inverness. The bus station is conveniently located next to the Fort William Train Station.

The closest airports, with domestic and international flights are in Inverness and Glasgow, both of which can be reached in around two hours.



DEVELOPMENT

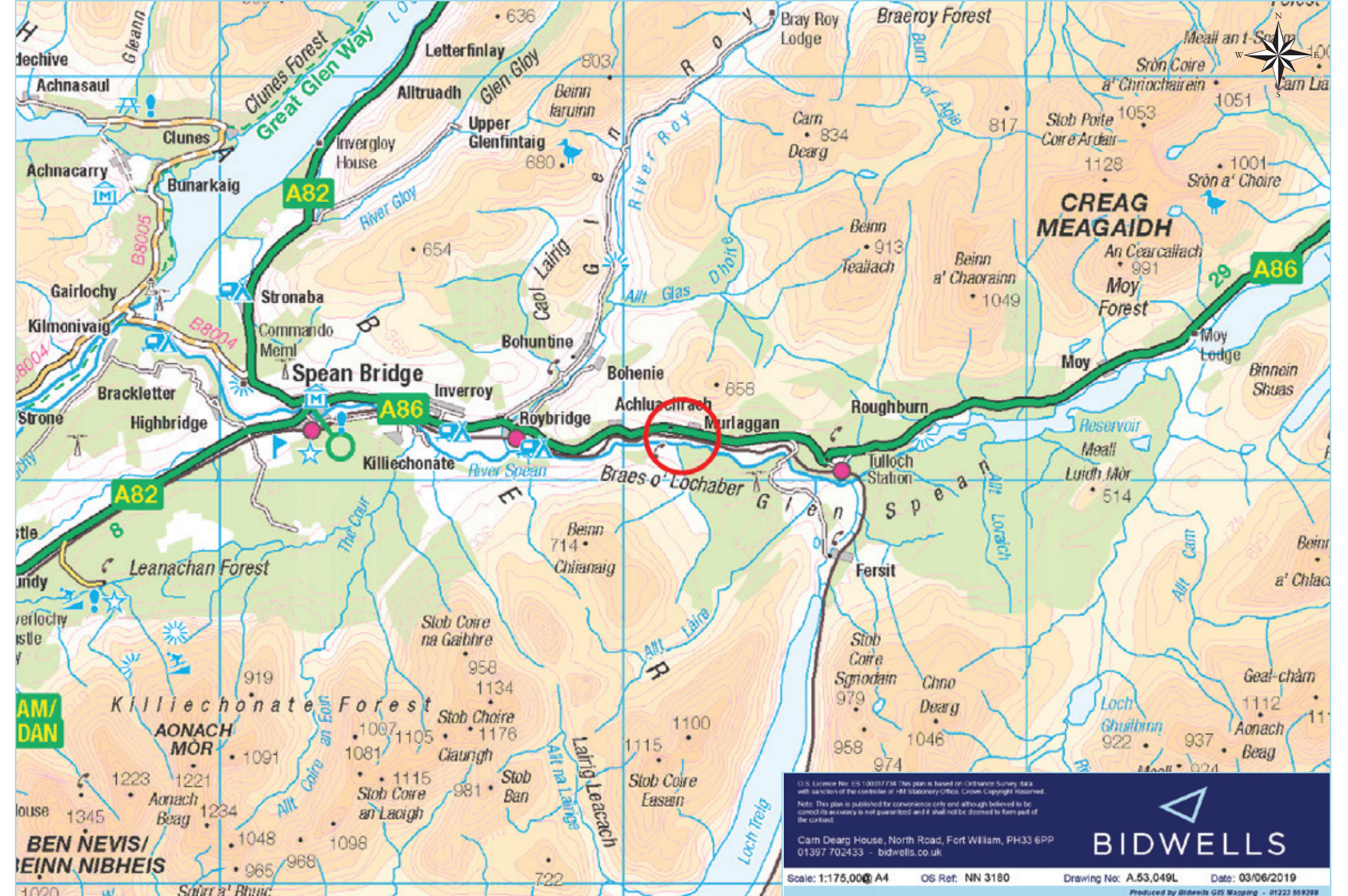
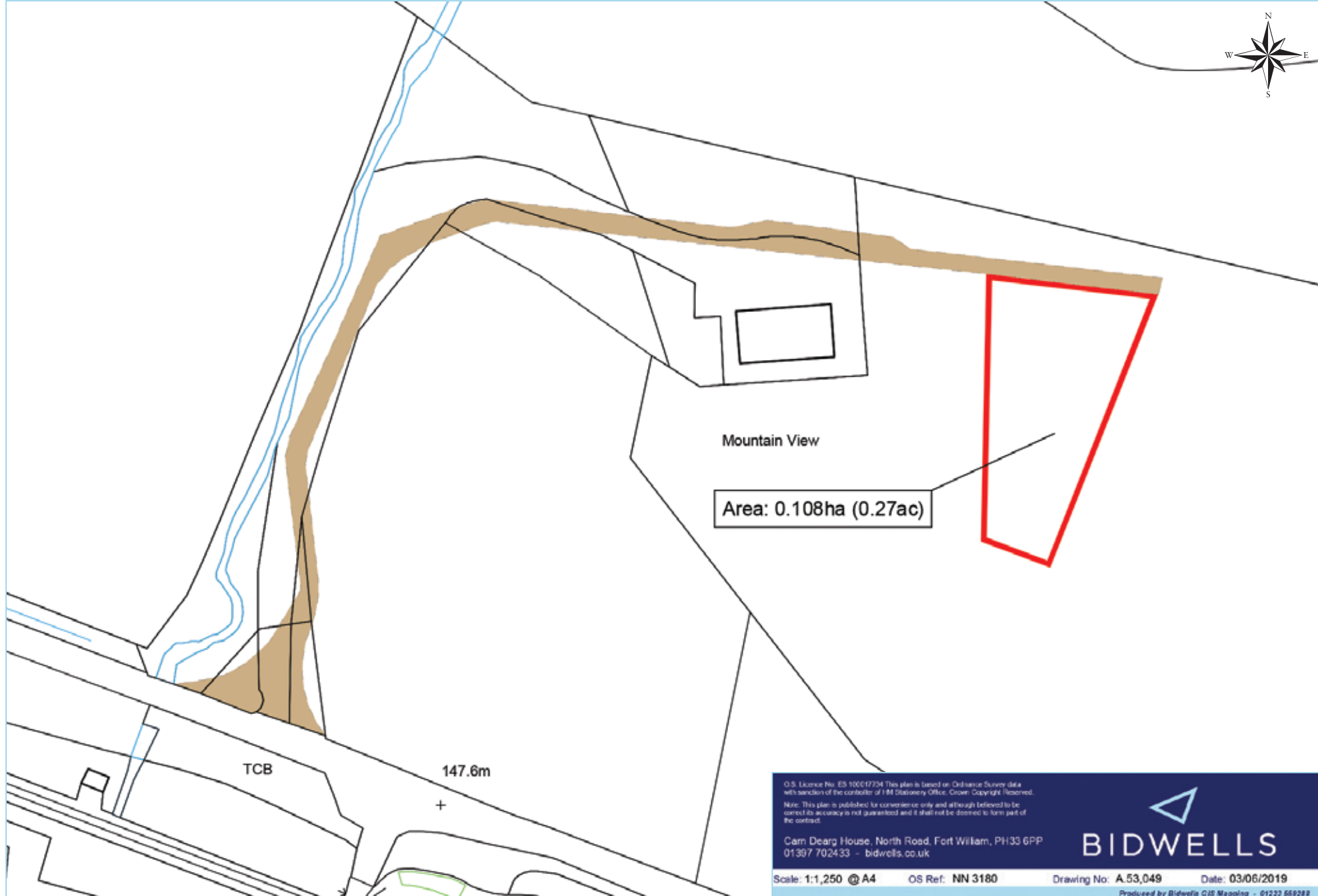
Planning permission has been previously granted on the basis of a third-party application, therefore buyers will need to satisfy themselves as to the planning position and the suitability of the existing consent for their own purposes.

The proposed house will be constructed near to the eastern boundary and will face south-west and comprise a one-and-a-half-story rectangular building with narrow gable elevations and a steeply pitched, natural slate or dark grey, metal sheet roofing with a mix of traditionally inspired materials including an off-white spray render and hipped dormer detailing to the principal elevation. A small lean-to extension is proposed to the rear which will be timber clad with metal sheet profile roof. Car parking for two cars is proposed together with sufficient space for turning.

Internally the property would provide open plan kitchen/diner, living room, two large bedrooms and two shower rooms.

Full information relating to the planning permission, as granted, can be found on Highland Council's Planning Portal under reference: 22/04223/FUL.





GENERAL INFORMATION

SERVICES

The property is serviced by private water supply and mains electricity with drainage by way of a septic tank.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

DIRECTIONS

Travelling from the south, take the A86 from Spean Bridge, towards Laggan. Pass through Roy Bridge, and follow the road for 3 miles, past Glen Spean Lodge, and you will see a turning on the left halfway along a straight, marked "Easain Croft".

Heading from the east along the A86, the turning for the plot is 4 miles past Laggan Dam.

Follow the Eassain Croft track and the plot is around 200 metres off the main road.

what3words: ///dabbling.converter.duties

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only

entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold)

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the

date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

THIRD PARTY RIGHTS

The property shares the access with Easain Croft, and two additional plots which sit to the east. Access will be maintained on a user basis.

The sellers are not aware of any other third-party rights other than as may be disclosed in the title deeds.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. Any new fencing required to demark currently unfenced sections of the boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

SELLING AGENT

Bidwells
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North Road
Fort William. H33 6PP

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Email: scotlandagency@bidwells.co.uk

LOCAL AUTHORITY

The Highland Council
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Inverness
IV3 5NX

Tel: 01349 886650

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Sales particulars prepared May 2023, and photographs taken in April 2019.



