FOR SALE
1,018 Sq M

BRAVEHEART AUCTIONS







- Amazing setting between Spean Bridge and Fort William at the foot of Ben Nevis- The Outdoor Capital of the UK.
- 990sqm (10,656sqft) area of land is free from Inheritance Tax and free from Stamp Duty
- The site presents a wonderful opportunity for immediate camping use.
- Unrivalled location in one of Scotland's most picturesque settings.
- The site offers a base to explore the Western Highlands with approx. 7.5 million visitors to the region in 2023
- Potentially outstanding investment with land prices continually increasing in Scotland

RUTTING SEASON 11, SPEAN BRIDGE, HIGHLAND, PH34 4EX

Once in a lifetime opportunity. Now is the time take control of your own destiny.

This 1,018sqm (10,957sqft) area of land is free from Inheritance Tax and free from Stamp Duty and is set in one of Scotland's most stunning locations.

Nestled at the base of Ben Nevis between Spean Bridge and Fort William- The Outdoor capital of the UK.

Excellent access to Rutting Season via well established and well maintained road.

The land forms part of a beautiful deer farm- with 3 large herds of majestic deer roaming on the farm.

This land is sold on a 100% freehold basis. You will be full freehold owner and free to pass this land on through generations of your family.

This large area of land offers the opportunity for immediate use and offers potential various uses. The postcard setting lends itself perfectly to camping, glamping, campervans and may offer the potential for yurts, cabins or lodges- with a massive demand for short-term accommodation locally and a huge demand for pods and caravan hook-ups.

All development is subject to planning.

Land prices continue to rise in Scotland- with the unpredictability of other investments and shortage of affordable land across the UK this land represents an outstanding opportunity.

Spean Bridge is an attractive and well-equipped village in the Scottish Highlands. Also, home to a railway station on the West Highland Line to Fort William. Spean Bridge has a well-stocked shop, primary school, woollen mill, hotels, bars, cafe and restaurants and has road links to Inverness and Fort William by a regular bus service. Fort William is the main district town of Lochaber and is 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 Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London.

Note to buyer. This lot will be sold under auction terms and conditions and purchase will be on an unconditional basis. The auction will take place online. Please ensure all research has been carried out prior to bidding including examination of legal documents and any queries in relation to planning.

Completion timescale will be denoted in the legal documents (available by request).

Auction fees/ Buyers Premium and deposit payment will be due immediately upon fall of the hammer- Deposit will be payable upon acceptance of an offer with the remainder to paid through licenced conveyancer.

Seller has indicated that pre-auction offers will be considered for this outstanding land investment.

Speak to Braveheart Auctions about buying before the auction date.

Location
~][Property Location][~

Accommodation
[Property Accommodation Text]

TOTAL	1,018	10,958

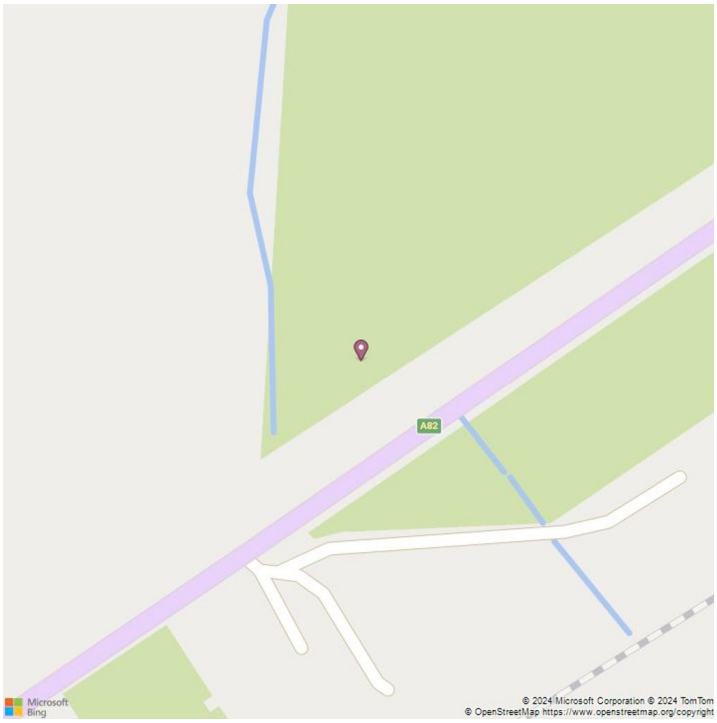
VAT
~][Property VAT][~

Planning Information
~][Property Planning Information][~

Services
~][Property Services][~

Service Charge
~][Property Service Charge Information][~

Legal Costs
~][Property Legal Costs][~



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