

# Plot with planning permission.

## North Laggan, Newtonmore.



Semi-rural location in attractive Woodland setting.

The plot extends in excess of approx 0.52 acre.

Full planning permission.

Mains connections are close by, electricity, drainage and sewage.

Planning Permission Reference No: 21/03811/FUL.

# OFFERS IN THE REGION OF £120,000

## PLOT:

McIntyre & Company are delighted to be marketing development land at Kinlochlaggan, Nr Newtonmore. The site has full planning permission for a 1.1/2 storey dwelling in an attractive semi-rural location surrounded by woodland trees.

Full Planning Permission can be found on the Highland Council Website:

[https://www.highland.gov.uk/info/180/planning\\_-\\_applications\\_warrants\\_and\\_certificates/143/lanning\\_permission/4](https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/lanning_permission/4)

Specifications for the house build will be made available for any prospective buyer of the plot should they wish to utilize them.

The plot extends in excess of 0.52 acre and the successful purchaser will be required to satisfy themselves on the availability of services. However, the vendor will permit the buyer to connect to his private septic tank if required, there are no other properties connected to the tank. Access for mains electricity connections are available close by. The vendor will authorise access across his land for connection purposes and necessary and relevant servitude rights will be granted in title.

The land has never been a registered croft and therefore it is not subject to any crofting regulations. The boundary of the plot will be marked out for ease of recognition.

## LOCATION:

Little may be known about the semi-rural location of Kinlochlaggan although the area is steeped in history and boasts fine views, an abundance of wildlife and stunning waterfalls. The town has a well supported Coffee Shop that hosts theme nights.

Nearby attractions include Pattock Falls with its nearby white sandy beach. Wolftrax Mountain Biking Trails with over 20miles of purpose built tracks through Laggan Forests that take in lovely views of the Monadhliath Hills and an Ancient Hill Fort.

Walking and cycling tracks are numerous in the area and easily accessible for all levels of walkers and cyclists.

The village of Newtonmore is just 11 miles away where full amenities are available to include a variety of independent shops, supermarkets, restaurants, bars and a petrol station. There is a train station with links to Glasgow and Edinburgh.

Newtonmore is renowned for its Shinty and is home to The Wildcat Experience - a visitor attraction specially aimed at families with children. The attraction is based on a community arts project whereby everyone in the village is encouraged to get involved. There is a golf course, bowling green as well as numerous outdoor pursuits.



#### DIRECTIONS:

Plot 35m South of Feagour Cottage, Kinlochlaggan, North Laggan, Newtonmore, PH20 1BX.

**From Fort William:** head North towards Inverness. On reaching Spean Bridge turn right onto the A86, passing Roybridge, Laggan Dam and Craig Meagaidh Nature Reserve (approximately 22miles). Continue passing Pattock Falls and a sign for Feagour Cottage on your right. The plot is slightly further along on the left with open access (not gated) keep to the left side for access and parking.

**From Inverness:** Take the A9 to Kingussie and join the A86 then take the turn off for the A86, signposted Kingussie and Newtonmore. Travel through Newtonmore and turn right at the fork, signposted Laggan and Fort William. Continue for approximately 8.5 miles, following signs for Laggan Wolftrax. The plot is on your right

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)

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