



PETER MURPHY & CO  
ESTATE AGENTS



## Plot, Aberchalder, Fort Augustus, PH35 4HT Offers Over £95,000

Nestled in the picturesque hamlet of Aberchalder, Fort Augustus, this exceptional building plot offers a unique opportunity for those looking to create their dream home in a stunning location. Spanning an impressive 1 ½ acres, the land is set against a backdrop of breathtaking natural beauty, making it an ideal setting for a tranquil lifestyle. The plot comes with the added advantage of full planning permission with building warrant in place for a high quality two bedroom home, allowing you to bring your architectural vision to life without the usual delays associated with obtaining consent. Whether you envision a modern family home or a charming retreat, this generous space provides ample room for your ideas to flourish.

Aberchalder is renowned for its serene environment and close-knit community, offering a perfect blend of rural charm and accessibility. The nearby Fort Augustus is a delightful village that boasts a range of local amenities, including shops, cafes, and recreational activities, all within easy reach. The stunning landscapes of the Scottish Highlands surround you, providing endless opportunities for outdoor pursuits such as hiking, fishing, and exploring the scenic Loch Ness. There is the added benefit of a four berth caravan on site.

This property is not just a plot of land; it is a canvas for your future. With its prime location and planning permission with building warrant in place, it presents a rare chance to invest in a piece of paradise. Do not miss the opportunity to secure this remarkable building plot in Aberchalder, where your dream home awaits.

## FRONT ELEVATION OF PLOT



## REAR OF PLOT



## VIEW FROM SITE



## SITE ACCESS ROAD

## SOLAR PANELS



## VIEW OF NORTHERN LIGHTS



DUSK VIEW



WINTER VIEW



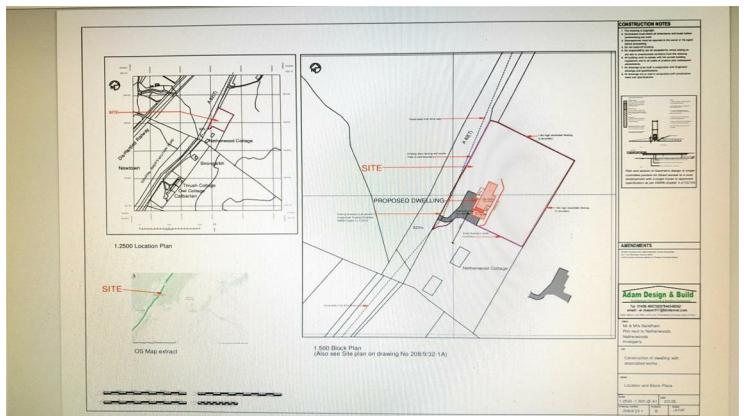
WILDLIFE VIEW



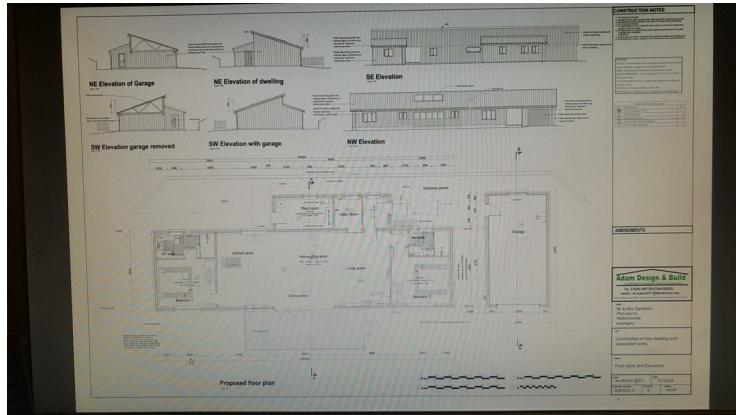
SITE PLAN



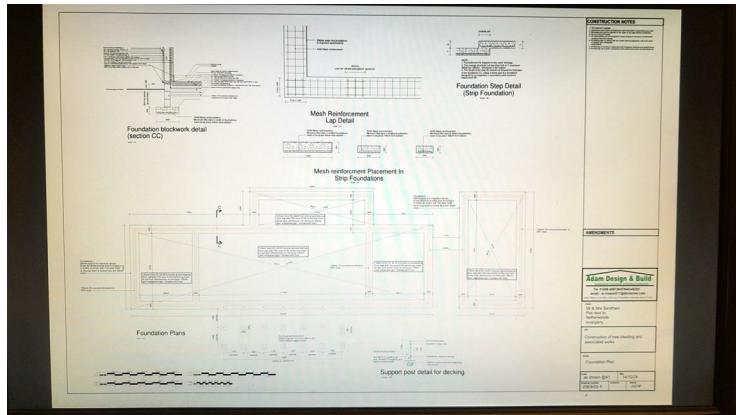
LOCATION PLAN



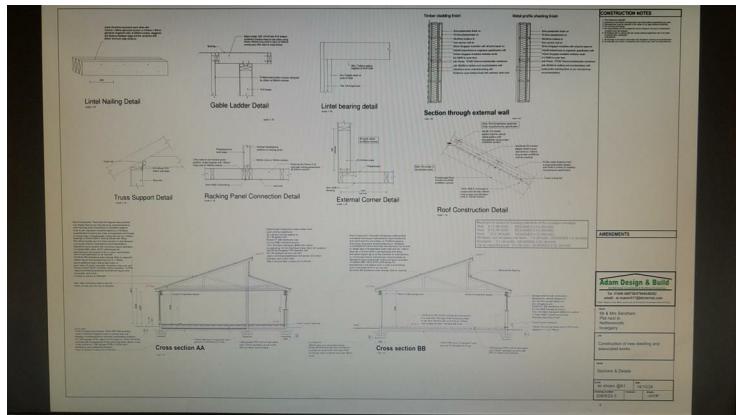
## FLOORPLAN & ELEVATIONS



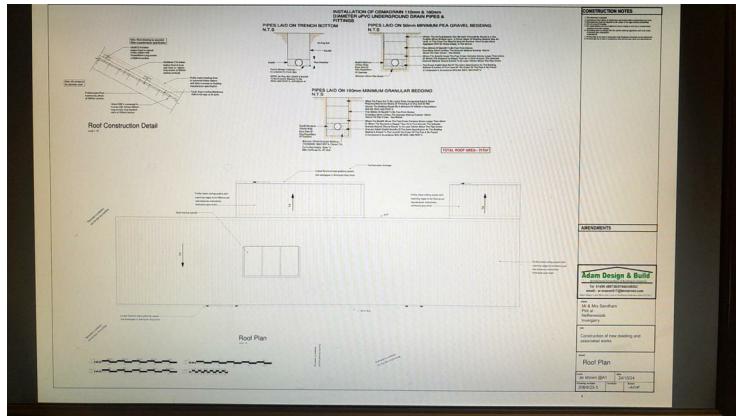
## FOUNDATION PLAN



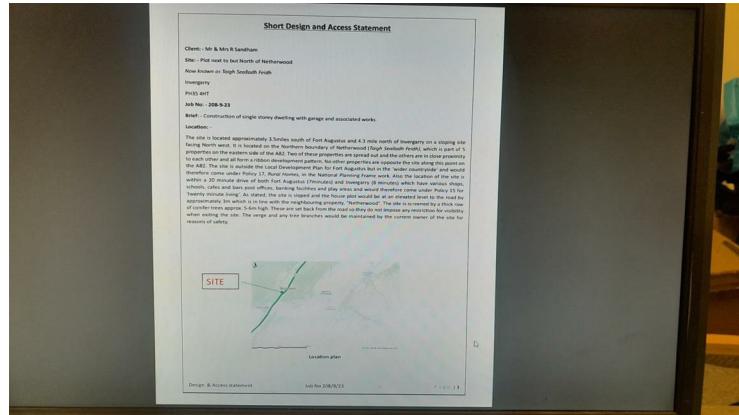
## SECTIONS & DETAILS



## ROOF PLAN



## DESIGN & ACCESS STATEMENT



## LOCATION

This site is located approx 3.5 miles south of Fort Augustus. Fort Augustus offers a good range of facilities including a Pharmacy, Post Office, petrol station and general store. There is also an excellent range of hotels, cafes, bars and 9 hole golf course. Both Primary and Secondary education are provided in the village. Fort Augustus is a highly popular tourist destination making this property an ideal base from where to start exploring the area and the Highlands in general. Attractions available on your doorstep include the Great Glen Way, Caledonian Canal, Urquhart Castle, Cruise Loch Ness and Loch Ness with its infamous monster. Inverness, the main business and commercial centre in the Highlands is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

## DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

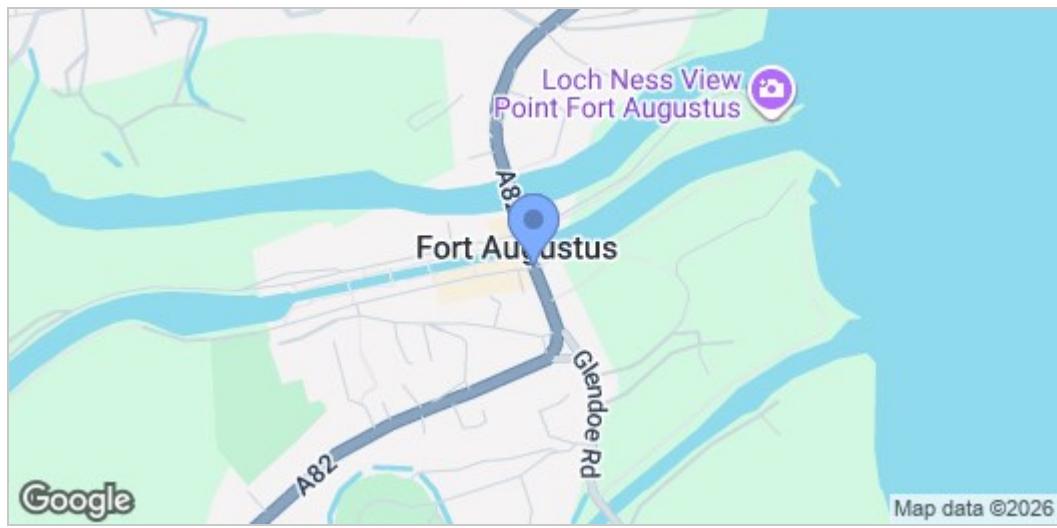
## MISCELLANEOUS INFORMATION

The off grid electric system is 3KVA solar powered system with batteries . A mains supply is possible. .

Water is by way of private borehole to be dug by the buyer . There is also access to the shared spring next door which would need to be discussed with the neighbours. We have paperwork to say that there is sufficient water supply . We have a contact for the potential borehole .

The septic tank is in place and approved and registered with SEPA .

The static caravan has gas central heating and a wood burning stove .



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.