

Fassfern, Kinlocheil, By Fort William, Inverness-shire

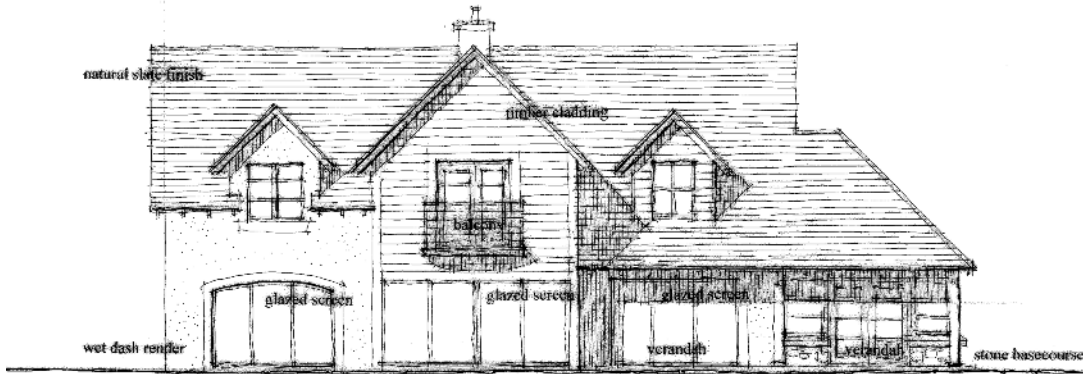


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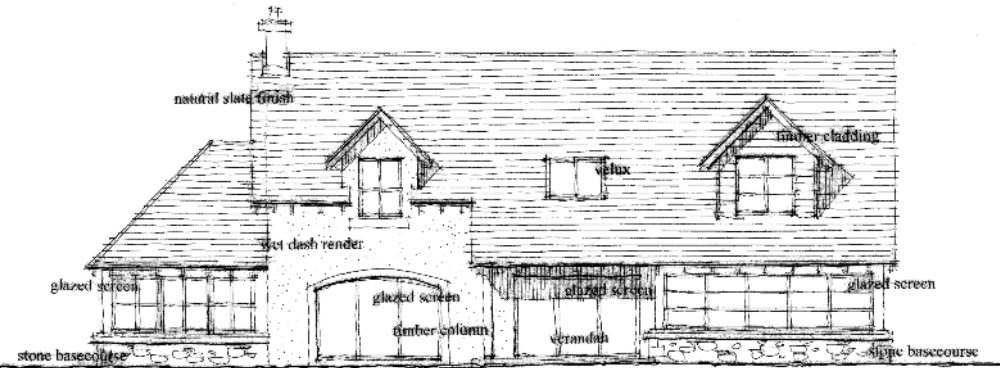


## Potential house designs

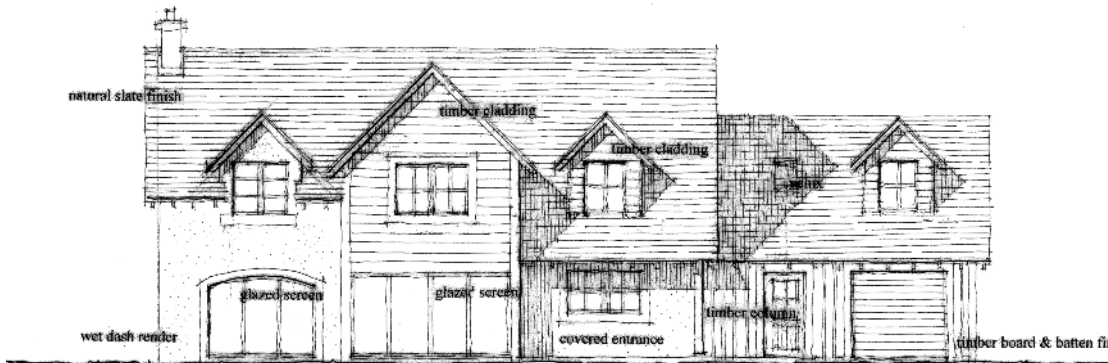
### House Type A



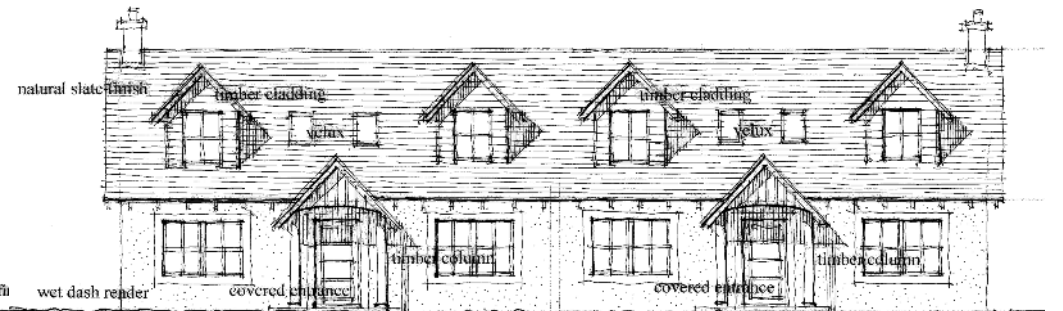
### House Type B



### House Type C



### House Type D



NOT TO SCALE: For guidance purposes only

Enquiries to:

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## Fassfern, Kinlocheil, By Fort William, Inverness-shire

### 12 Residential Plots with Detailed Planning Permission

- Available as individual plots
- Range of plot sizes available
- Outlook over Loch Eil

### Description

Situated at Fassfern, between Fort William and Glenfinnan, the 12 house plots sit on an elevated site overlooking Loch Eil with extensive views towards the Conaglen Hills and to the west Ben Nevis. The development is situated within a 22,239 ha (9,000 acres) Estate of woodland and open hill ground providing a variety of local walks. Fassfern is located on the north banks of Loch Eil, a short distance from the A830 'Road to the Isles', linking Fort William to Mallaig. From Mallaig there are regular ferry links to the Isles of Skye, Eigg, Muck, Rum and Canna. Rail links are available at Locheilside Station, around 1.5 miles to the west of Fassfern, along the A830.

Fassfern benefits from being located approximately 5 miles from Corpach; a popular village with primary schooling, hotel, shop and Post Office. Fort William is approximately 9 miles away, where there are a range of amenities, including primary and secondary schools, a hospital and supermarkets. From here there are main public transport links to Glasgow, Edinburgh and Inverness.

Lochaber is renowned as being the 'Outdoor Capital of the UK' where a range of activities are all within easy reach. Skiing (Aonach Mor, Glencoe), Golf (Fort William, Spean Bridge, Traigh), Mountain Biking (Aonach Mor) are just some of the range of outdoor pursuits available in the locality. Lochaber is also an ideal base for sporting pursuits, such as Deer Stalking or Fishing.

### The Houses

Detailed planning permission was granted in July 2010 for the building of 10 detached houses and a pair of semi-detached houses under the Planning Reference 10/01511/FUL.

The houses have been designed by the renowned Architect James Denholm to be traditional in appearance, but large enough to allow flexible requirements of modern living.

There are three house types with a gross internal area floor space of between 160m<sup>2</sup> (1,722 sq.ft) to 290m<sup>2</sup> (3,121 sq.ft), and offer up to 5 bedrooms, with plot sizes ranging from 0.16 ha (0.40 acres ) to 0.5 ha (1.24 acres), subject to survey.

The houses have all been designed as 1.5 storey, with traditional features including white harled exteriors, slate roofs and traditional wooden windows. The open space around the plots will be carefully landscaped to reflect the rural setting, with planting of native broadleaved species.

### Design Brief

Each Purchaser will be required to sign up to a specific design brief to be provided by the Sellers Architect and further information is available from the Selling Agents

### Services

All plots will be accessed from either a private road or direct from the local public road.

The plots will benefit from the ability to be serviced with mains water, drainage, electricity and telephone. The purchasers will be responsible for making the connections.

### Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Fort William office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law.

### Closing Date

A closing date may be fixed and Prospective Purchasers are advised to register their interest with the Selling Agents. Prospective Purchasers should note that unless their interest is registered, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without notice.

### Possession and Entry

Vacant possession and entry will be given on a completion date to be mutually agreed.

### Deposit

A deposit of 10% of the purchase price will be 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 have taken entry. If the Purchaser fails to make payment within 14 days of the entry date with all the accrued interest, the Seller shall be entitled to resile from the missives and to re-sell the property without prejudice to their rights to recover from the prospective Purchaser any loss incurred.

### Title

The Title Deeds are available for inspection by a prospective Purchaser or his agent at the offices of the Seller's Solicitors: Thorntons Solicitors, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ. Tel: 01383 229111. Fax: 01383 202288.

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

### Planning Authority

The Highland Council  
Fulton House, Gordon Square, Fort William  
t: 01397 707015.

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP and Scottish Woodlands has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP and Scottish Woodlands have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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