



FOR SALE

Site at Banavie | Fort William

Banavie, Fort William PH33 7PQ



Land for sale, 3.41 acres, p.o.a

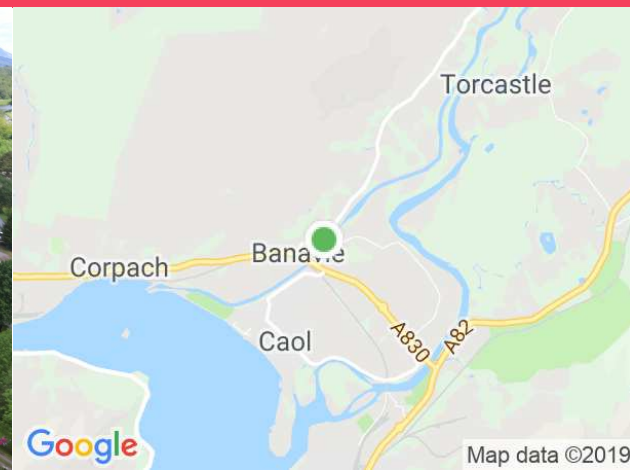
For more information visit <https://realla.co/m/42621-site-at-banavie-fort-william-banavie>

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Site at Banavie | Fort William

Banavie, Fort William PH33 7PQ



Rarely available development opportunity in attractive location

The land is located on the north side of the A830 trunk road close to Neptune Staircase and Banavie Locks at the entrance to the Caledonian Canal within Banavie, Fort William, Lochaber. Fort William is the main regional centre for the Western Isles and provides a good range of local services. Fort William is a business tourist destination and is branded as the outdoor capital of the UK. The town benefits from the nearby proximity of Nevis Range Ski Centre and Mountain Bike Trails with Ben Nevis also acting as a year round tourist draw.

We understand the site is currently unserviced. Based on our discussions we understand there is available capacity for mains electricity and water connections. We note that surface water will be dealt with by a SUDS basin created onsite and a new foul sewer drainage connection will be required to go under the A830 trunk road and Fort William to Mallaig railway line linking in to the existing foul sewer connection in Ardgour Road. Purchasers should make their own enquiries in this regard.

Highlights

- Gross Development Area: 3.41 acres or thereby
- Net Developable Area: 2.21 acres or thereby
- Excellent opportunity to redevelop an attractive area in Fort William
- Currently zoned for residential
- Guide Price: On application

Property details

VAT Applicable

Planning overview Our client obtained outline planning consent for the development dated 29th August 2014 – Ref Number: 14/02707/PIP which had a 3 year timescale. The West Highlands & Islands Local Development Plan is currently being updated. Within the proposed Draft Local Plan, the subject property is zoned under Policy FWH2 as Residential Development Site. The plan notes that planning permission is granted for 15 houses subject to an upgrade access from the secondary road onto the A830. Full details on the planning position can be provided on application to the selling agent.

More information

[Visit microsite](#)

<https://realla.co/m/42621-site-at-banavie-fort-william-banavie>

Contact us

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Quote reference: INV-2019\06\0055

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