

Abhainn Nan Clach

GLENFINNAN, HIGHLAND, PH37 4LT



*BUILD YOUR DREAM
HIGHLAND HOME*



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Introducing Abhainn Nan Clach PH37 4LT, a remarkable 0.31-acre plot nestled along the serene Slatlach River. This pristine parcel of land comes with full planning permission for a high-spec, contemporary home, promising a harmonious blend of luxury and nature. Envision your dream residence, a stunning two-story house spanning approximately 146 square meters internally. This modern masterpiece will offer three spacious bedrooms and three beautifully appointed bathrooms/en-suites, providing the perfect canvas for your ideal lifestyle.

The property's original planning reference, 17/05917/FUL, assures the quality and legitimacy of the project. Furthermore, the renewed permission under reference 21/03153/FUL reaffirms the opportunity to create your vision of a tranquil riverside retreat. Notably, the current landowners have successfully developed two neighbouring plots, showcasing similar architectural styles to inspire your imagination. These neighbouring homes have been featured in our marketing materials, offering a tangible glimpse into the potential of Abhainn Nan Clach. Embrace the chance to craft your own riverside haven, perfectly poised between contemporary elegance and the natural beauty of the Slatlach River. Abhainn Nan Clach welcomes you to the future of luxurious living in the heart of nature.





Completed Build





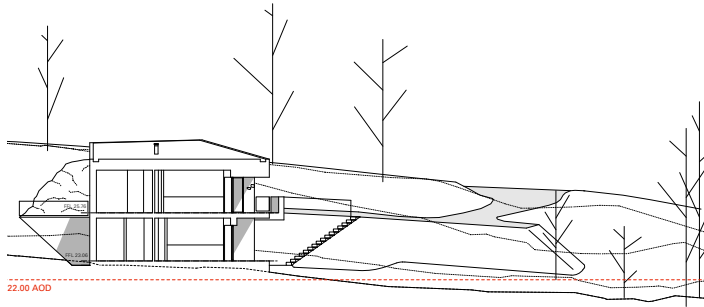


3D Visualisation

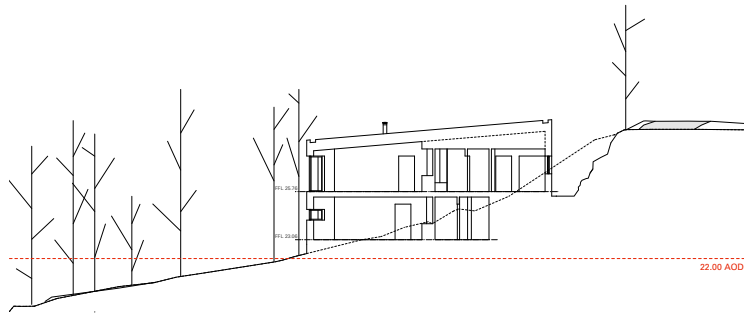
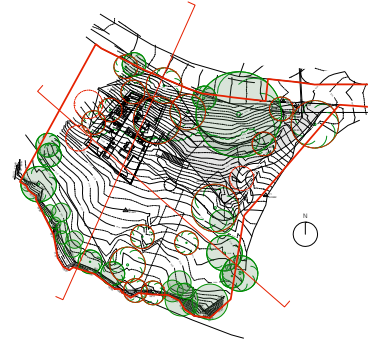


NOTE: ALL TREE POSITIONS ACCORD WITH SURVEY IN PLAN POSITION AND HEIGHT

M 1:500
0 1 2 3 4 5 6 7 8 9 10



West-East Cross Section



South-North Cross Section

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Revised Notes
Rev A Building moved north of 22.00 contour and access reconfigured accordingly. June 18 SM

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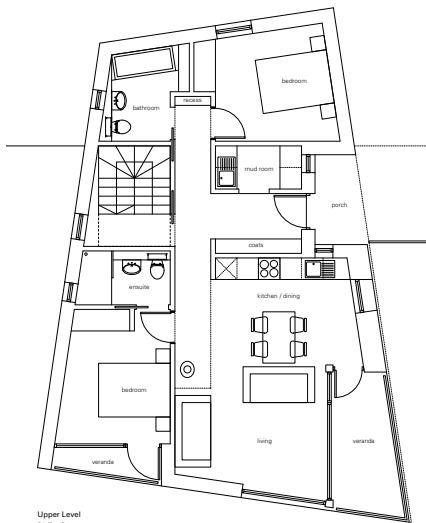
RCHITECTS

| | | | |
|------------|---------------------------|-----------|----------------------------------|
| Client | David Matzdorf & Mai Gray | Project | Proposed House at Glenfinnan [2] |
| Date | 1:100@A1 Dec 2017 | Scale | SM PL |
| Discipline | Proposed Site Sections | Reference | 305.2/PY12/1A |

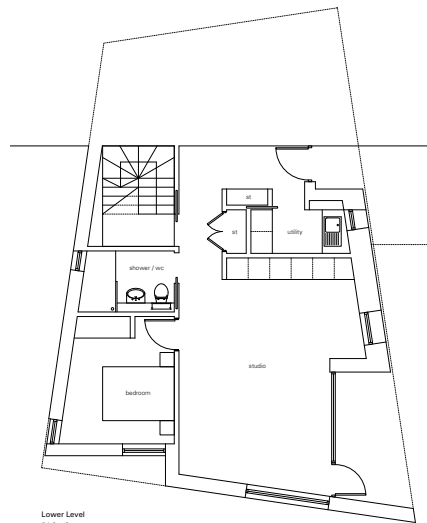
Proposed Plans



M 1:500
0 1 2 3 4 5 6 7 8 9 10



Upper Level
81.7 m²



Lower Level
64.6 m²

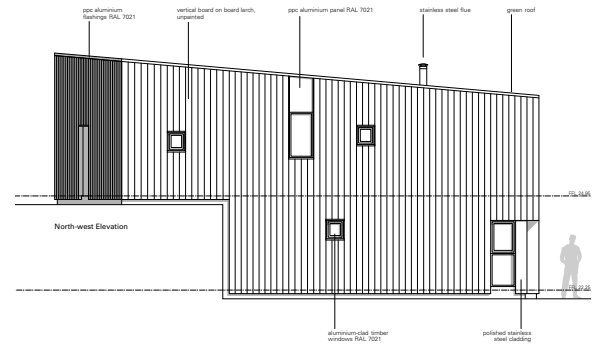
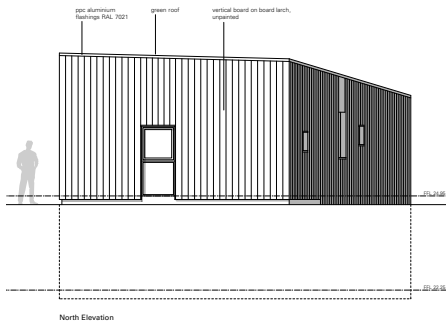
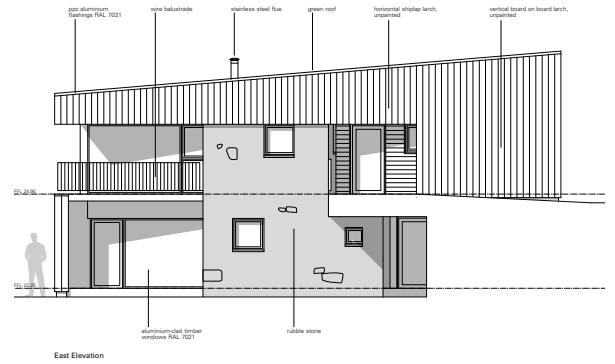
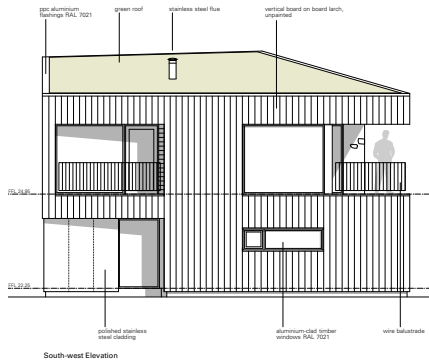
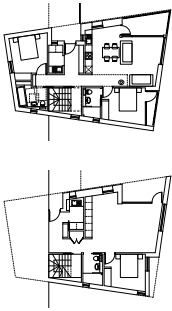
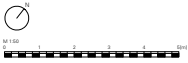
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Revised Notes

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RURAL DESIGN ARCHITECTS

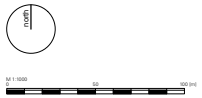
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|------------|------------------------------|-----------|----------------------------------|
| Client | David Matzdorf & Mai Gray | Project | Proposed House at Glenfinnan [2] |
| Date | 1:50@A1 Dec 2017 | Scale | SM PL |
| Discipline | Proposed General Arrangement | Reference | 305.2/PY101 |



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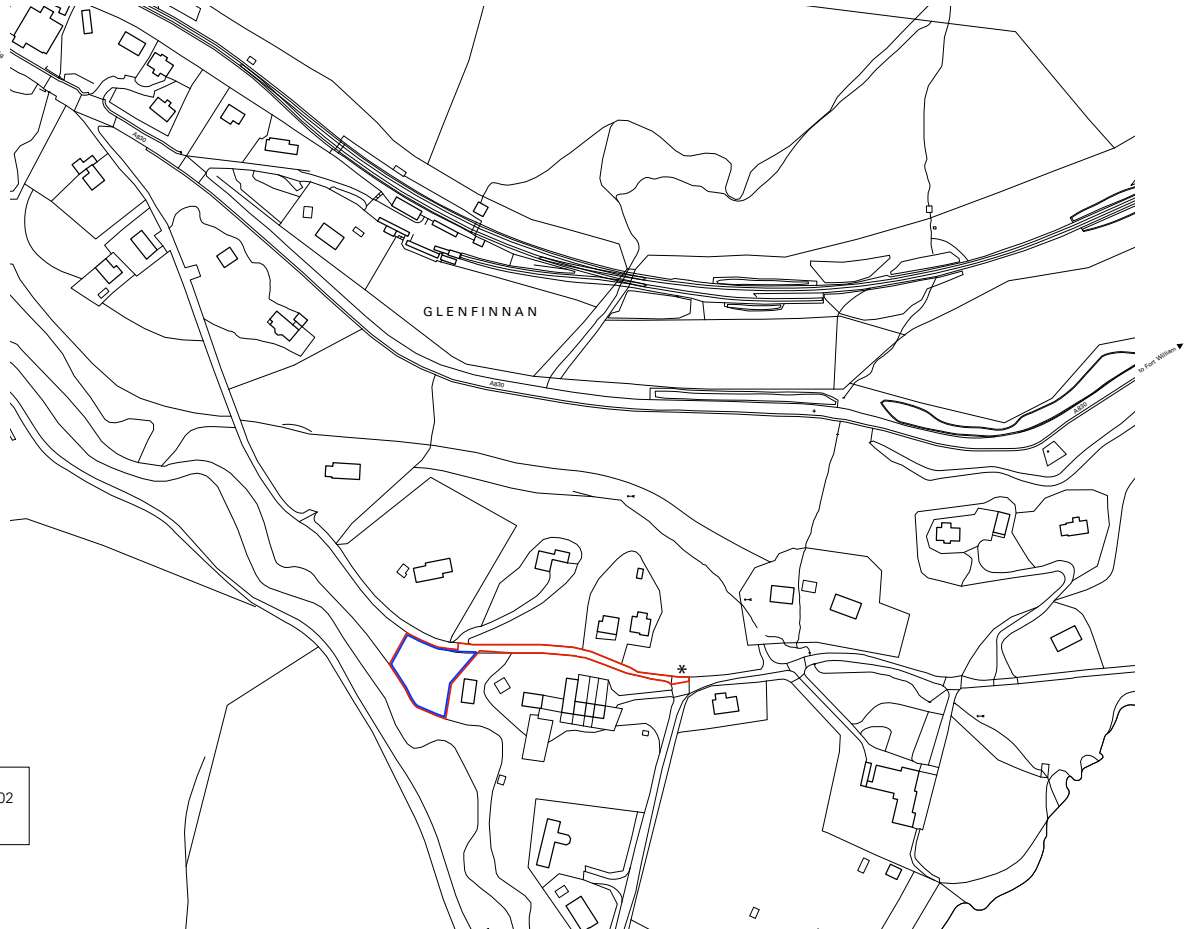
David Matzdorf & Mai Gray
1506GA1 Dec 2017 SM PL Proposed Elevations 305.2/P/113



Planning boundary
area under applicant ownership

site area: 0.1243 Ha (thereof, including road to bin store)
easting: 150380
northing: 798720

* indicates location of bin store
note here coincides with existing provision for adjacent properties




SITE BOUNDARY SIMPLIFIED - REFER TO DRAWING 305.2/P/002 FOR DETAILS OF RIVERBANK BOUNDARY

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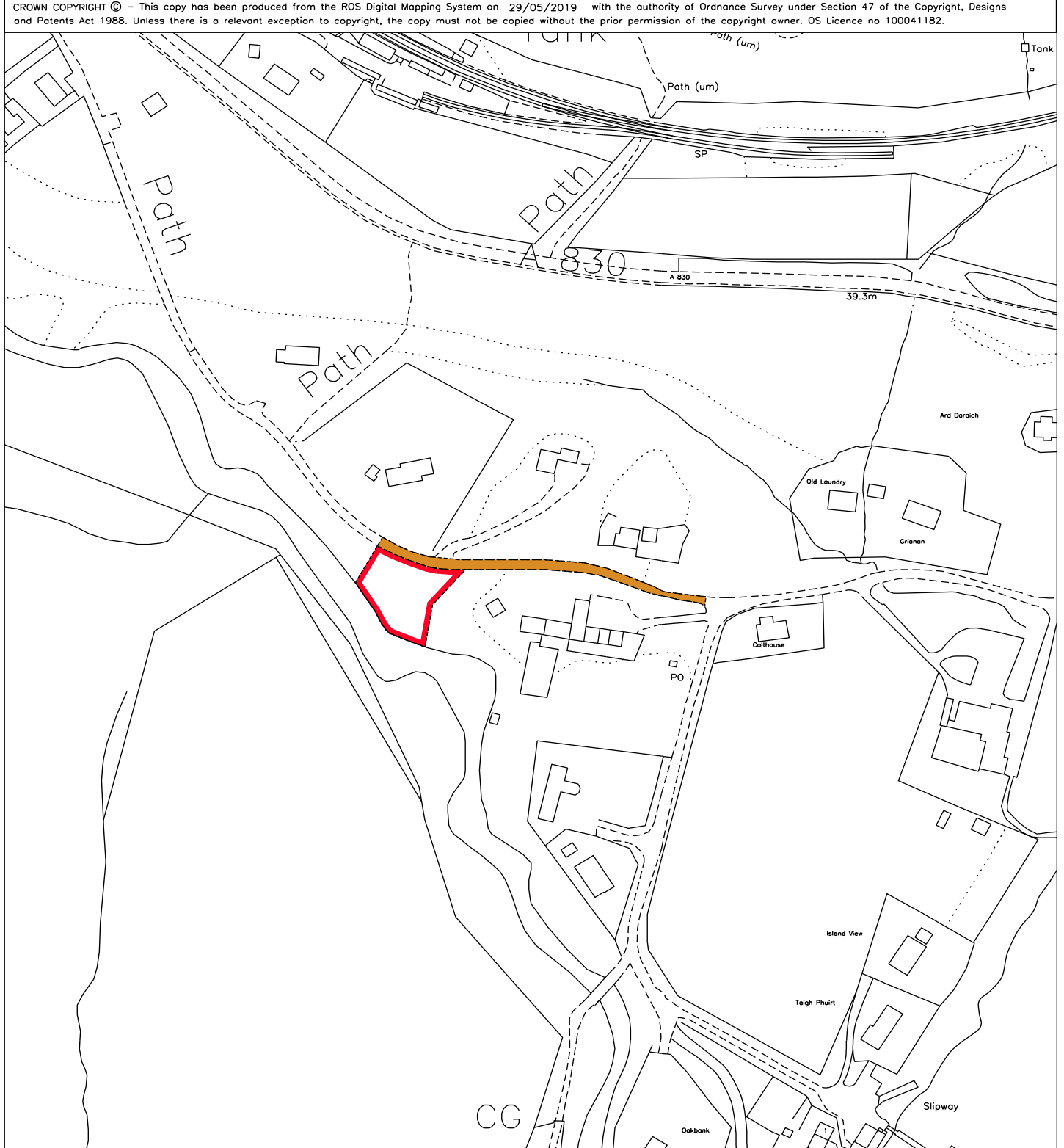
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David Matzdorf & Mai Gray
15006GA1 Dec 2017 SM PL Location Plan 305.2/P/001

| | | |
|--|---------------------|-----------------|
|  LAND REGISTER OF SCOTLAND | Officer's ID / Date | TITLE NUMBER |
| | 3168 28/5/2019 | INV39426 |

| | | |
|---|--|-------------------------|
|  | ORDNANCE SURVEY NATIONAL GRID REFERENCE | 140m |
| | NM9080 NM88SE NM98SW | Survey Scale 1/10000 |

| | | |
|---|--|--|
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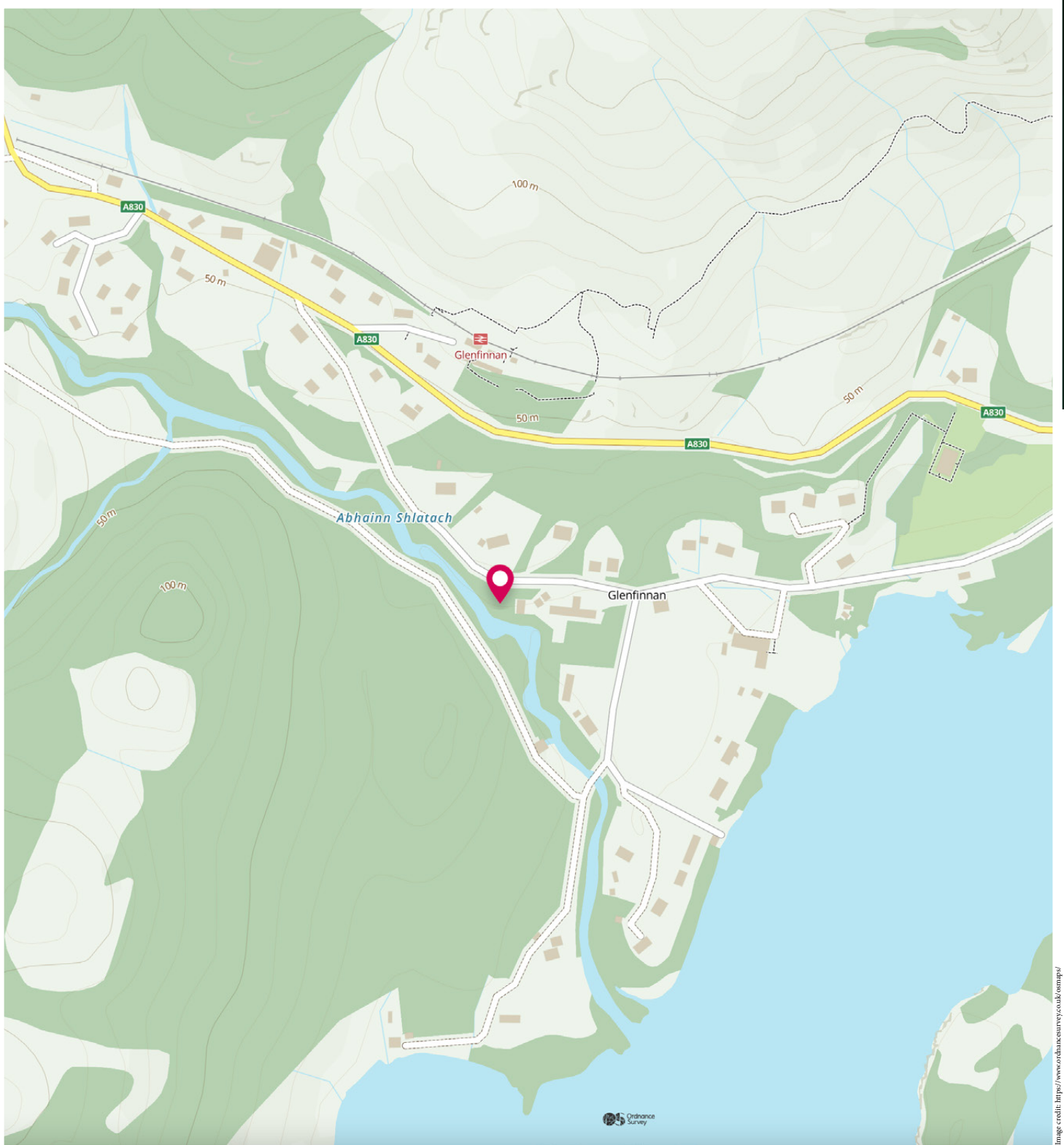
Surrounded by pristine landscapes, your future home will boast breathtaking views that change with the seasons. The village of Glenfinnan is a gateway to nature's wonders, making it a haven for outdoor enthusiasts. Glenfinnan's historical significance is woven into its very fabric. It's where Bonnie Prince Charlie unfurled his standard in 1745, marking a pivotal moment in Scottish history. The iconic Glenfinnan Viaduct and its starring role in the Harry Potter films add to the village's allure. Despite its tranquil setting, Glenfinnan is far from isolated, it's only 16 miles west of Fort William. The village itself boasts a charming church, welcoming hotels, a delightful restaurant, and the National Trust for Scotland Glenfinnan Monument Centre. Here, you'll find a sense of belonging within a close-knit community.

Glenfinnan offers a playground for adventurers. From scenic walks to exhilarating climbs and serene sailing on Loch Shiel, there's no shortage of activities to enjoy in the great outdoors. If you are needing anything further afield Glenfinnan is a brilliant transport hub with rail links direct to Glasgow daily. This your opportunity to create the home you've always dreamed of in a that's steeped in history and surrounded by natural beauty. Don't miss out on the chance to make Glenfinnan your home.

The Location







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Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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