

Plot 1, For Sale, Edinbane, Skye

Offers around £55,000



Land at Blackhill, IV51 9PW

A wonderful opportunity to purchase the last two separate plots, with areas approximately 0.55 and 1.35 acres.

- * Current Planning in Principal
- * Decrofted
- * Rural setting near village centre

Plot 1 Plot 1 covers the entire extensive area south of plot two up to the burn on the East, about 5474 square metres (approximately 1.35 acres) with many possibilities for locating a home. Access is either shared with the adjoining plot or could be separately located if applied for in the detailed planning consent. The once finished dwelling will enjoy sunny elevated views over Loch Greshornish, Edinbane village and the surrounding hills. Planning in Principal reference: 25/02295/S42

The site is located in a desirable position in the centre of the thriving village of Edinbane. Planning permission in principle for a 1 1/2 storey house is in place. This gives the purchaser the chance to have their own home design or to use one of the local builders offering turnkey services such as R.House, HebHomes, or possibly Makar.

All services are available and adjacent or close to each site, please see under.

Directions

What3words: musicians.traders.punters

From Portree take the A87 towards Uig. After four miles turn left onto the A850 towards Dunvegan. After about 10 miles follow the signs to the village centre of Edinbane and follow the sign to Blackhill. Pass the primary school, go along this short single track road toward the top; the plots are located at the upper end of the road beyond the ancient woodland on the left hand side with the entrance to plot 1 at the head of the road and a sign on the entrance post.

All the plots:	Offers around
Plot 1	£55000
Plot 5	£35000

Mobile: 07899 732 758

Email:

enquiry@blackhillbuildingplots.co.uk

Web:

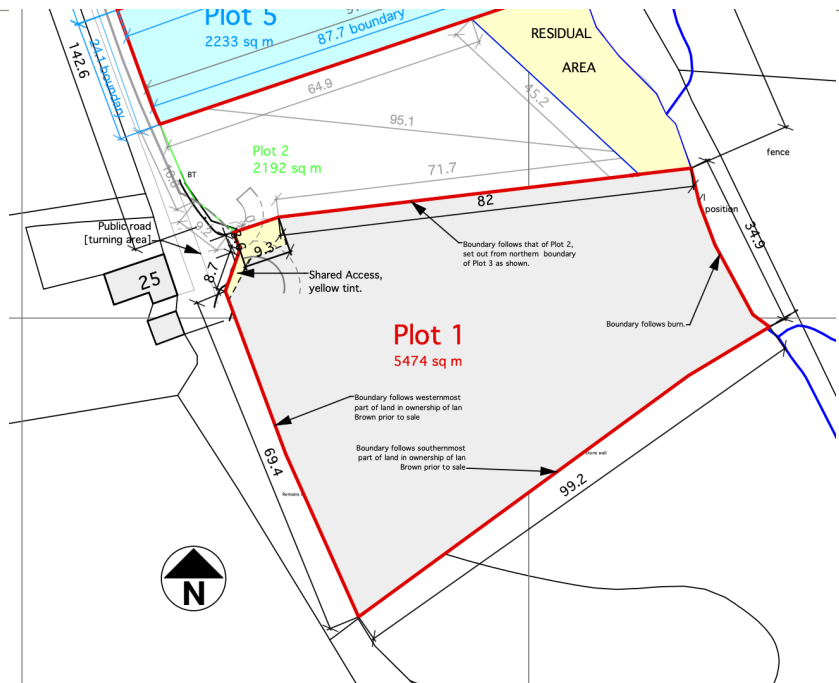
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For plans & further photos.



The flourishing village of Edinbane is a minutes walk from the plots. Local amenities include; a pub with occasional live music, multi-award winning restaurants, cosy village hall, playpark and many walks. Edinbane is within easy reach of Portree, the island capital, by car or the useful bus. Portree offers an excellent range of facilities including supermarket, banks, Post Office NHS dentistry, builders merchants cinema and retail outlets. A further range of amenities can be found in Dunvegan some 7 miles distant that include a general store, bakery, medical centre, petrol station and post office. Education is provided at Edinbane Primary School or Portree High School to which bus transportation is provided. The area is an increasingly popular tourist destination with excellent outdoor activities available including; horse riding, fishing, boating, coastal walking, beaches and mountain climbing with the famous Cuillins approximately 20 miles away. Edinbane is perfectly placed to be used as a base for exploring Trotternish, Watnish and Duirinish, Skye's three northerly peninsulas. Various classes, clubs, courses and entertainments are offered in the various village halls and the sports centre/ swimming pool in Portree.

Inverness is about 2.5 hours' drive away with its shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Services

Mains water and electricity are available close by with a servitude right of access. The phone line is on the site boundary and there is excellent 4G. Drainage is by of septic tank and treatment chamber. The purchaser will be responsible for connection to the services and those interested should make their own enquiries with the relevant authorities regarding the connections.

Access

The purchaser will be responsible for constructing the access at their own expense (half share with plot 2 adjoining) as per the planning conditions or a private access which would need to be confirmed during the next planning stage. The adjoining road has been recently resurfaced to a high standard.

Boundaries

The boundaries are detailed on the attached plan and follow the fences apart from to the east where they follow the burn. The purchaser should satisfy themselves in this regard.

A trial pit has been dug nearby and shows very firm good building ground at a depth of around .6 metre. This depth varies quite a lot over plot 1. This information is offered in good faith but the purchaser should perform their own checks..

Crofting

All sites are decrofted including the access to the Blackhill road. There are no remaining conditions applying to decrofting.

CAD format survey drawings can be provided to purchasers at no charge to save or reduce survey expenses although it is up to purchasers to check these drawings.

Both plots are also available for sale collectively.

Entry

By mutual agreement.

Viewing and further information.

Viewing is essential and the sites may be visited at any time .Further information 07899 732 758 (vendor) including rights of access etc.

Further information 07899 732 758 (vendor)

Offers

To be submitted in Scottish legal terms to Rosanne Ogden Solicitor and Director, RD Legal, Solicitors and Notaries Public. **E:** rosy@rd-legal.com **W:** www.rd-legal.com If you are interested in this property, please notify the vendor so that a sale to others is not concluded without an opportunity to offer.

Price

Offers Around £55,000