



# The Isle of Skye Estate Agency

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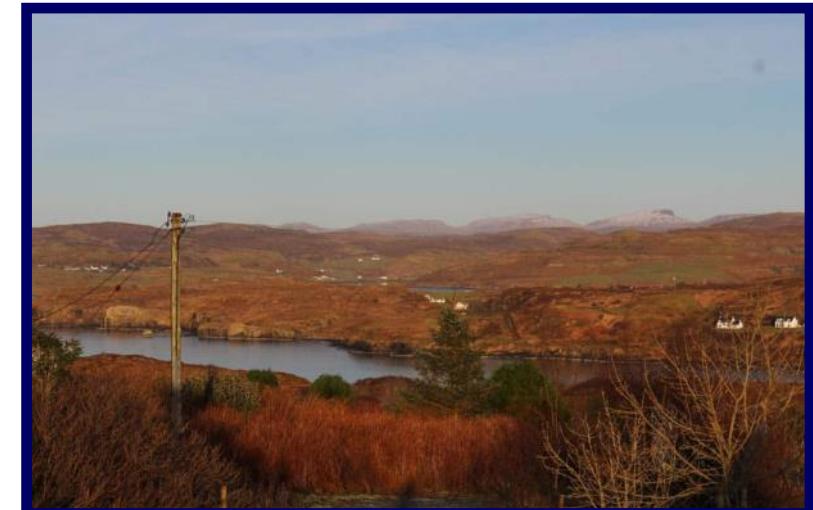
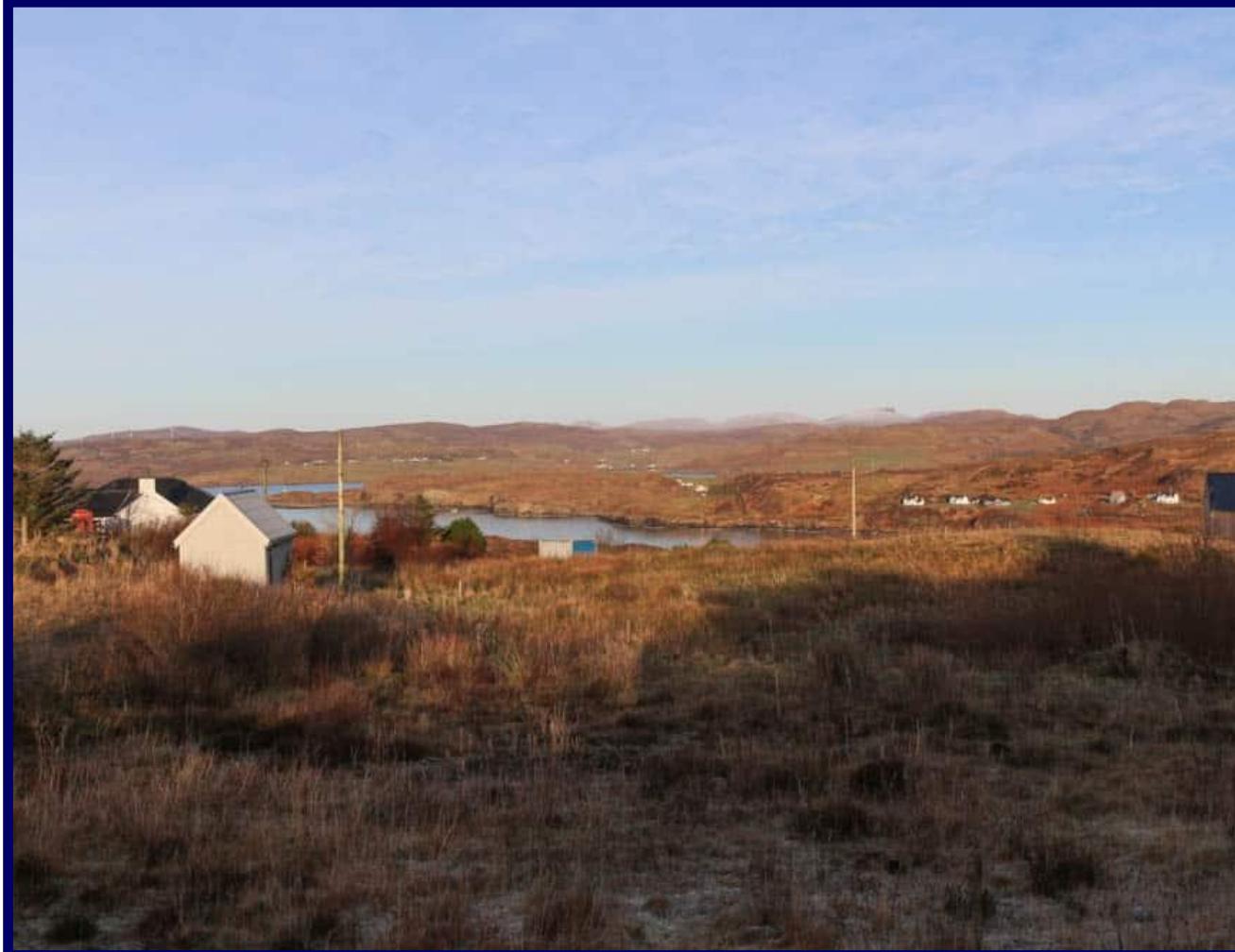
**The Isle of Skye Estate Agency**

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## **Building Plot, 10 Fiscavaig, Carbost**

0.4-0.5 Acres Or Thereby (to be confirmed by title deed) Views Across Loch Harport

Planning Permission Ref: 09/00036/FULSL now Expired Fully Serviced Plot

**Offers Over £49,500 Are invited**



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## Details:

Offered for sale is an area of de-crofted land extending to approximately 0.4 – 0.5 acres (to be confirmed by title deed) on which planning permission has previously been granted. The plot is FULLY serviced with approx £20,000 worth of preparatory works/costs already paid eg water connection, electrics and servitude right of access for plot along with detailed planning and house design.

Offered for sale is an area of land extending to approximately 0.4 – 0.5 acres (to be confirmed by title deed) on which planning permission has previously been granted for the erection of a house and garage. The site is ready to develop with the prospect of huge financial and time savings compared to other bare land sites.

Planning permission was granted under planning reference 09/00036/FULSL for the erection of a superior detached 4 bedroom house extending to 220 sq m. The site has already been cleared and access created. Connections to both mains water and electricity are in place. A septic tank has also been installed and registered with SEPA.

Full details of the planning are available on request.

The site occupies an elevated location with views across Fiscavaig Bay towards Ardtreck point and across Loch Harport towards Ullinish. Excellent location right on main bus route for easy access/travel.

Extra land may be available under separate negotiation.



## Location:

Located on the Minginish peninsula, Fiscavaig is a crofting community situated some 5 miles from Carbst, the nearest main village. Within the neighbouring township of Portnalong you will find Taigh Ailean – the local hotel – and a thriving newly built community centre just a short distance away. In Carbst, home to the world famous Talisker Distillery facilities include a village shop and post office, a pub and hostel. There is also a primary school in Carbst and secondary schooling is available in Portree, the Island's capital, some 20 miles away, a school bus service operates. There is also a regular scheduled bus service between Fiscavaig and Portree with a bus stop adjacent to the plots. Portree has all the facilities you would expect of a busy town including supermarkets, shops, restaurants, hotels and a cottage hospital. Fiscavaig is an ideal base for holiday makers being fairly central on the Island with lots of lovely walks, beaches and places of interest to visit. The secluded sandy beach at Camas Aird an t-Sabhal, Fiscavaig Bay is less than a mile away by road.

## Services:

Mains water and electricity on site. Drainage will be by way of septic tank. It will be the responsibility of purchasers to satisfy for themselves that services are available. The access road will also need to be formed.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree

Isle of Skye

IV51 9ER

Kyle Office: Main Street

Kyle of Lochalsh

Ross-Shire

IV40 8AB