



# The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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## Plot 2 Upper Breakish, Breakish, Isle of Skye, IV42 8PY.

0.41 Acres or thereby (TBC by title deed)  
Peaceful Setting

Permission for one single storey or 1 & 1/2 storey house  
Planning Permission Ref: 23/02777/PIP

**Offers Over £70,000**

Views of Beinn na Caillich



### Details:

Wonderful opportunity to acquire a building plot with planning permission in principle extending to approximately 0.41 acres or thereby (to be confirmed by title deed) located in the picturesque township of Upper Breakish in South Skye.

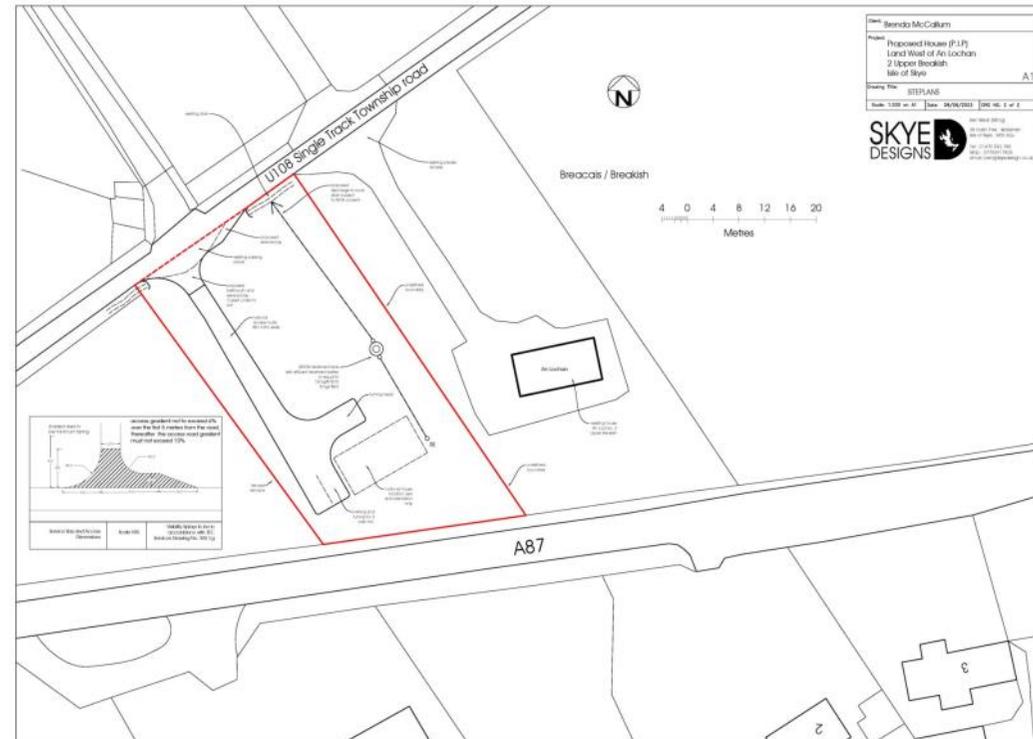
Plot 2 Upper Breakish is conveniently located to benefit from all the local amenities and facilities that the popular village of Broadford has to offer with stunning views overlooking Beinn na Caillich towards Broadford Bay. The subjects for sale have been granted planning permission in principle for the erection of a single storey or 1 & 1/2 storey property. The house site and garden grounds extend to approximately 0.41 acres or thereby (to be confirmed by title deeds).

The building plot is flat with access to be taken directly from the quiet township road (U108). Mains water is on site with electricity believed to be close by, however, it is the responsibility of prospective purchasers to investigate this.

The plot is conveniently positioned to take advantage of the beauty and all the facilities and attractions that the area has to offer. The site offers a fantastic opportunity to create a bespoke home in a stunning setting and viewing is highly recommended to see just what is available.

### Planning Permission:

Planning permission in principle has been granted for the erection of a single storey or 1 & 1/2 storey dwelling house, dated 21st August 2023 and is valid for 3 years from this date. The site is c. 0.41 acre or thereby (to be confirmed with title). Copies of this permission can be viewed at [www.highland.gov.uk](http://www.highland.gov.uk) using planning reference number 23/02777/PIP where all relevant documentation can be viewed. Copies can also be made available on request from the Isle of Skye Estate Agency Kyle office. Interested parties can also contact planning direct on 01349 868600.



### Location:

Upper Breakish is a small township on the outskirts of Broadford village, one of the larger settlements on the Isle of Skye. Broadford provides amenities expected of a thriving area such as doctors, hospital, primary schooling and churches, along with excellent local services including a supermarket, petrol station, builder's merchant and a varied range of shops, hotels, bars and restaurants. Portree, the Island's capital, is some 25 miles to the north and here you will also find secondary schooling. Kyle of Lochalsh is located some 6 miles to the east and is easily accessible via the toll free Skye Bridge and here you will also find excellent local amenities including a swimming pool and gymnasium.

### Entry:

By mutual agreement.

### Services:

Mains water is on site with electricity believed to be close by. Drainage will be by way of septic tank. It will be the responsibility of the prospective purchaser to seek and install all services required to the site.

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

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Kyle of Lochalsh  
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