



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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 at 4 Lephin, Glendale, Isle of Skye, IV55 8WJ**

**Fixed Price £52,000**

1/2 Acre Or Thereby (to be confirmed by title deed)

Elevated Position

Planning Permission Ref: 04/00106/OUTSL now Expired

Widespread Views



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## Details:

A building plot extending to ½ acre or thereby (to be confirmed with title plan).

The subjects for sale comprise of a building plot extending to ½ acre or thereby (to be confirmed with title plan). Full planning permission was granted 14th May 2007 for the erection of a 4 bedroom (1 en-suite) 1 ½ storey dwellinghouse with attached garage although this has lapsed (plan can be made available to interested parties). The site is located within the friendly community of Lephin and enjoys open views towards the village of Glendale and north towards Loch Poolteil and the Outer Hebrides. The area of land slopes gently downwards towards the township road and this is where an access road would be formed.

It should be noted that mains water connection has been granted to this site.



## Location:

Lephin is located some 32 miles north west of Portree, the islands capital and some 10 miles from Dunvegan, the nearest main village. Facilities within Glendale include a local primary school, village shop and post office, a tea room, various craft outlets and a new community centre. Enhanced facilities such as modern medical centre, hotels, restaurants, a selection of local shops and petrol station are available in Dunvegan. Secondary schooling is available in Portree.

## Services:

Mains water, electricity and telephone are close by. Sewerage disposal would be by way of a septic tank. It is the responsibility of any prospective purchaser to assure themselves of the availability of such services and for the costs of installation.

## 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  
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