



# The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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**Plot at 13 Edinbane, Isle of Skye, IV51 9PR.**

**Offers Over £80,000**

Plot extending to approximately 0.36 acres or thereby Views Across Loch Greshornish

Planning Permission Ref: 19/03867/PIP

Located Close to Portree & Dunvegan



## Details:

Excellent opportunity to acquire a de-crofted building plot extending to approximately 0.36 acres or thereby ( to be confirmed by title deed) located in the picturesque village of Edinbane from where stunning views of Loch Greshornish are afforded.

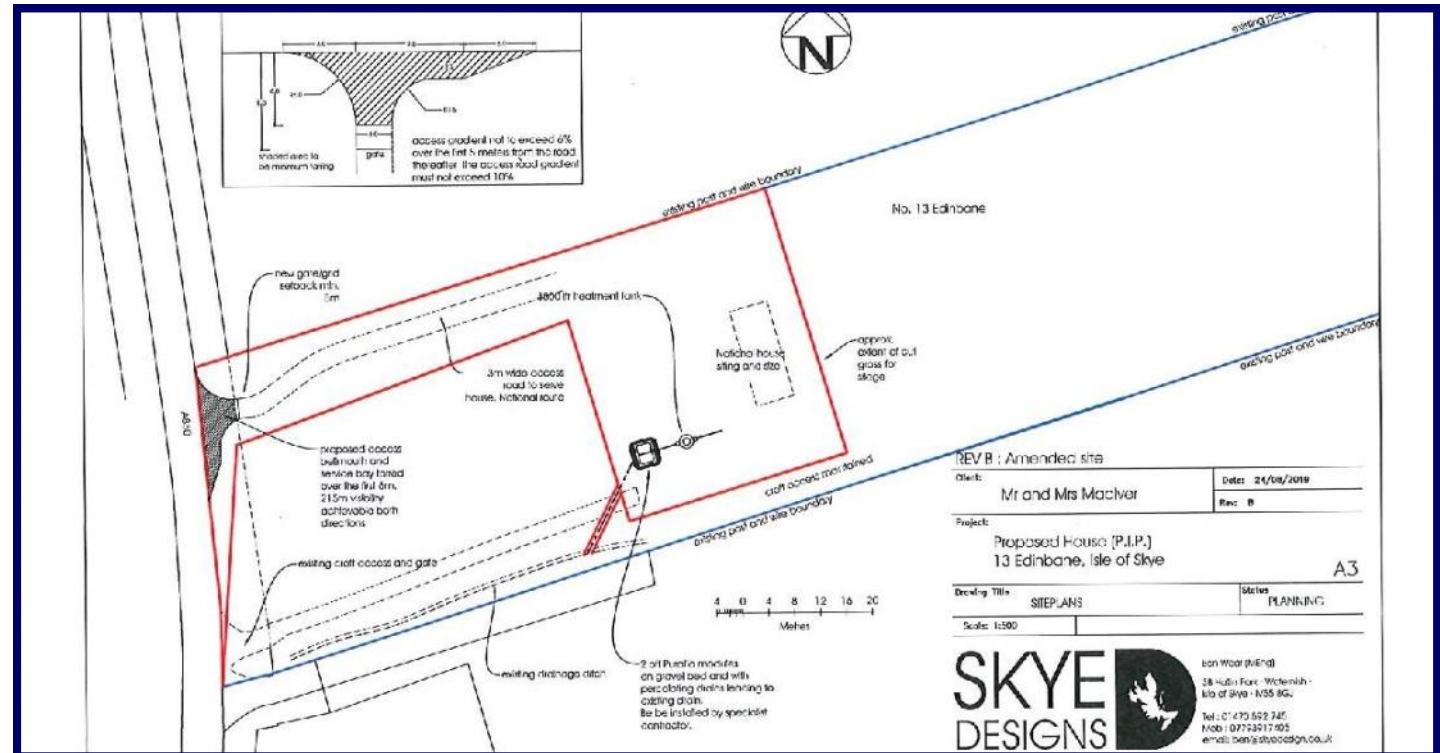
The site is located in desirable position within the village of Edinbane boasting lovely views across Loch Greshornish. The subjects for sale have been granted planning in principle for the erection of a single storey or 1 1/2 storey dwelling house. The house site and garden ground extends to approximately 0.36 acres or thereby (to be confirmed by title deeds) and has been de-crofted.

The building plot is accessed directly from the A850 and is centrally located between Portree and Dunvegan. The site is relatively level with services believed to be located close by. It is the responsibility of the purchaser to create the access and to check that all services will be granted and satisfy for themselves that they meet their own personal requirements.

13 Edinbane is ideally positioned to take advantage of the views on offer and provides a fantastic opportunity to create a bespoke home. Viewing is highly recommended.

### Planning Permission:

Planning in principle has been granted for the plot of land for the erection of a single storey or 1 1/2 storey dwelling house. Full details are available on request. Planning was granted on 21st February 2020 and is valid for 3 years. All documents can be viewed on the Highland Council Website [www.highland.gov.uk](http://www.highland.gov.uk), using the planning reference numbers 19/03867/PIP. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.



## Location:

The village of Edinbane overlooks Loch Greshornish on the main A850 road from Portree to Dunvegan. Portree, the principal village on the island is approximately 14 miles away where you will find all the usual amenities. There are no shopping facilities immediately available and these are on hand at Dunvegan and Portree. Edinbane has a primary school, Inn with restaurant and bar, Lodge with award winning restaurant and a pottery. This plot enjoys panoramic views over Loch Greshornish.

**Entry:** By mutual agreement.

## Services:

Mains electricity is believed to be close by. Water will be way of private supply. Drainage will be by way of septic tank. It will be the responsibility of the purchasers to satisfy for themselves those services are available and meet with own requirements.

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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