



# 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



**Plot at 3 Colbost, Dunvegan, Isle of Skye, IV55 8ZT.**

**Offers Over £78,000**

0.3 Acres or thereby to be confirmed by title deed

Planning Reference Number: 21/00322/PIP

Planning in Principle for a Single or 1 1/2 Storey House Views over Loch Dunvegan Towards the Coral Beaches



### Details:

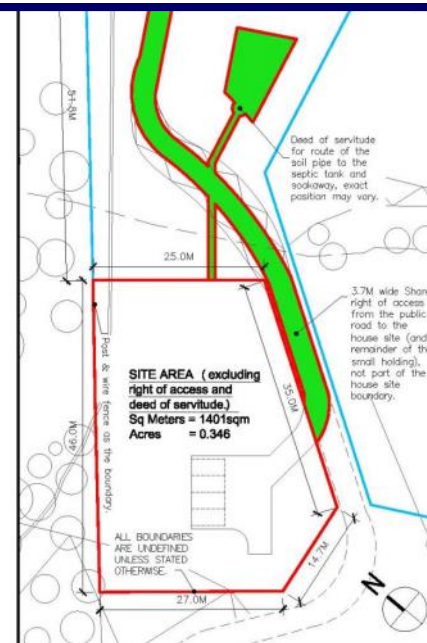
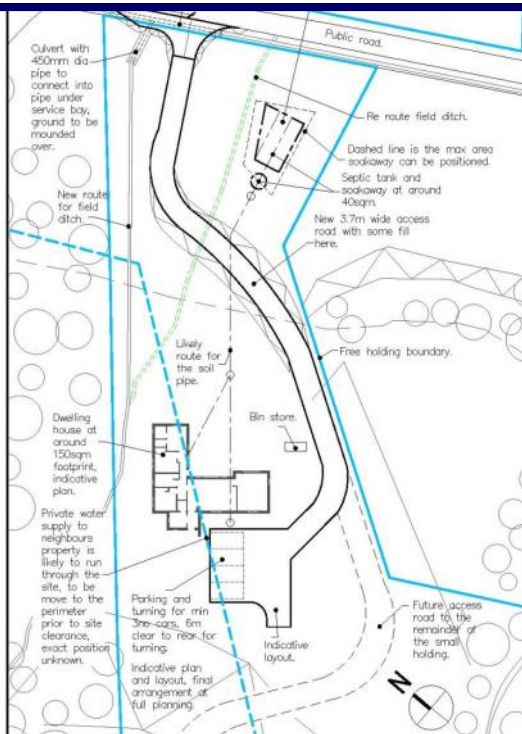
An exciting opportunity to acquire a building plot in the picturesque township of Colbost offering views over Loch Dunvegan towards the Coral Beaches.

Plot 3 Colbost is in a quiet position set back from the road and affords panoramic views over Loch Dunvegan. Extending to 0.3 acres or thereby (to be confirmed by title deeds), the plot is ideally positioned to take in the stunning setting and offers the purchaser the opportunity to create a bespoke home in a truly special location.

Access will be taken directly from the quiet township road with services believed to be located close by. However, it is the responsibility of the prospective purchaser to install services and form the access.

### Planning Permission:

Planning permission in principle has been granted for the erection of a single or 1 ½ storey properties, dated 14th April 2021. All documents can be viewed on the Highland Council Website [www.highland.gov.uk](http://www.highland.gov.uk), using the planning reference number 21/00322/PIP. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.



SITE BOUNDARY PLAN - 1:500

NOTE:  
If scaling from drawings use scale ruler to ensure accurate scaling of both originals and copies.

Measured small holding survey and levels survey undertaken on 12/10/2019 by Donald MacSween. Annotated dimensions as shown are measured site dimensions. Dimension units are drawn in meters. Surrounding buildings/features/contours taken from current OS Map.

NOTE TO CLIENTS:  
I am an Associate Member of the Royal Institute of British Architects No 20010010. I am not a Chartered Architect which has the latter Part II.

No.	Description & Revision	Date
1/0	Client	20/01/21
1/0	REV A - Private water supply pipe	16/02/21

© ALL DRAWINGS & DESIGNS ARE COPYRIGHT OF DONALD MACSWEEN AND MAY NOT BE MANIPULATED, COPIED or REPRODUCED WITHOUT WRITTEN CONSENT

Donald C. MacSween Part II  
BSc (Hons) Architecture  
Upper Breakthrough  
Isle of Skye - IV90 8PQ  
Tel: 01478 622336  
Email: [dmacsween@gmail.com](mailto:dmacsween@gmail.com)

JOB  
PROPOSED DWELLING  
at Small Holding, No 3 Colbost  
Dunvegan, Skye  
IV55 8JT  
for Mrs Sandra MacLeod

DRAWING  
SITE PLANS

### Location:

Colbost is located in the Duirinish peninsula on the north west of the Island and it is home to the world famous 'Three Chimneys Restaurant'. The area is popular with those wishing to enjoy the outdoors with a good range of places to enjoy including Neist Point lighthouse and MacLeod's Tables. The closest village is Dunvegan some 5 miles away which has good local services including shops, post office, primary school, village hall, medical centre, hotels and restaurants and the world famous Dunvegan Castle. The Island's capital is some 30 miles away and has all the services and facilities you would expect of a growing town including supermarket, builders merchants, cinema, good range

**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.

### 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  
IV54 8RD

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.