



# The Isle of Skye Estate Agency

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01478 612 683

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

01599 534 555



**Plot at 5 Ellishadder, Culnacnock, Isle of Skye, IV51 9JE.**

**Offers Over £90,000**

0.88 Acres or thereby (to be confirmed by title deed)

Tranquil Setting

De-Crofted Plot

Planning Permission in Principle 17/00777/PIP

Loch and Mountain Views



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## Details:

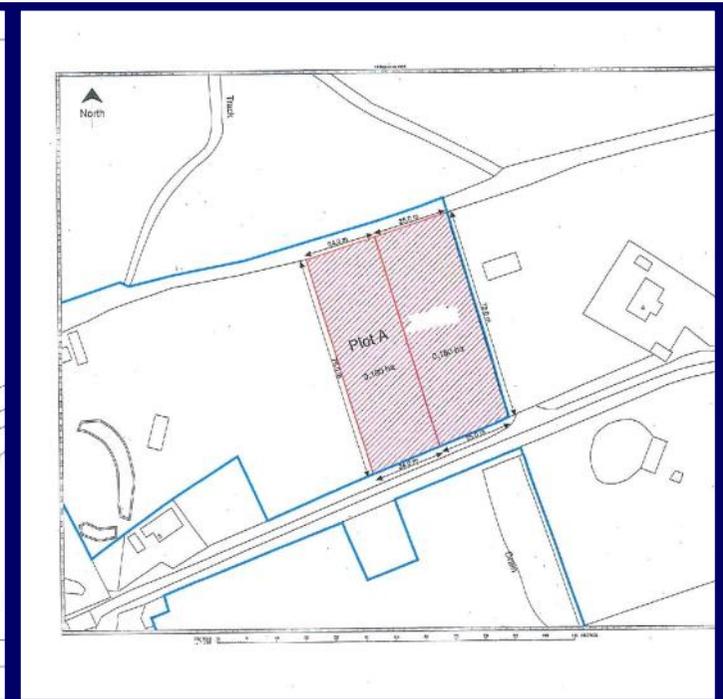
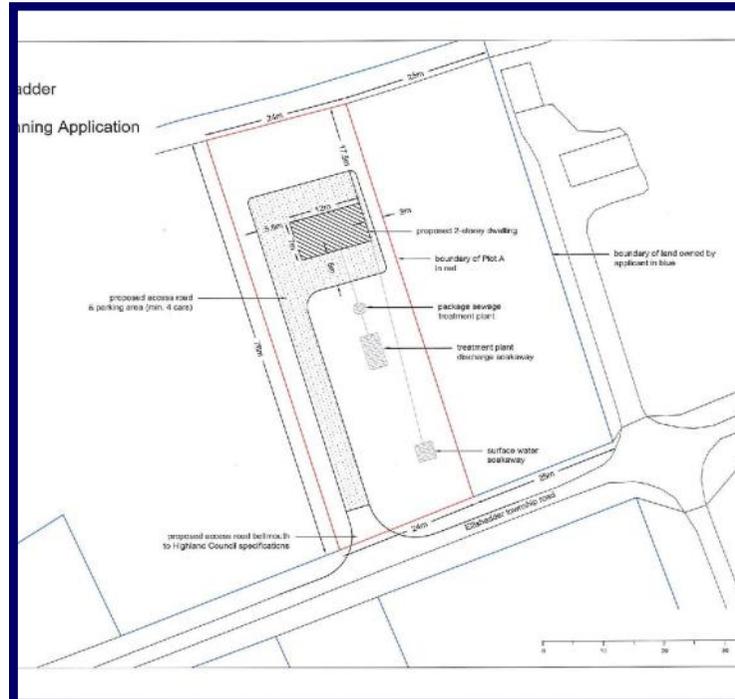
Exciting opportunity to acquire a de-crofted building plot extending to approximately 0.88 acres or thereby ( to be confirmed by title deed) located in the picturesque township of Ellishadder from where views across Loch Mealt, The Trotternish Ridge and towards the Mainland, The Isles of Rona and Raasay are afforded.

The site is located in a wonderful position boasting widespread views of the Trotternish Ridge, Loch Mealt and towards the Mainland, The Isles of Rona and Raasay. The subjects for sale has been granted planning in principle for the erection of a single or 1 1/2 storey house and offers the potential for further development. The house site and garden ground extends to approximately 0.88 acres or thereby (to be confirmed by title deeds) and has been de-crofted.

The building plot is relatively flat with access to be taken directly from the quiet township road with services believed to be located close by. The site 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 to appreciate the setting and views on offer.

## Planning Permission:

Planning permission in principle has been granted for the erection of a single or 1 1/2 storey property. Full details are available on request. All documents can be viewed on the Highland Council Website [www.highland.gov.uk](http://www.highland.gov.uk), using the planning reference number 17/00777/PIP, valid until 23rd June 2020 (extended to March 2022). Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.



## Location:

Located in Ellishadder, a small crofting township close to Staffin on the Trotternish peninsula of Skye and is some 15 miles north of Portree, the Island's capital. The area is well known for wildlife and it is not uncommon to sight whales and dolphins off the coast.

Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery. There is also a public slipway with boat launching facilities.

Secondary education is provided in Portree together with all the facilities you would expect of a modern town (although known as 'the village') including supermarkets, shops, banks, cottage hospital, swimming pool and library.

The port of Uig is a short drive away over the hill road to the ferry to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. To the south you also have the Old Man of Storr – a geographical pinnacle forming part of the Trotternish Ridge. A fabulous feature to walk up to and marvel at as well and enjoying the breath taking views!

**Entry:** By mutual agreement.

## Services:

Mains electricity and water is believed to be close by. 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.

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