



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Plot at Coillore Farm Road, Struan, Isle of Skye, IV56 8FX.

Offers Over £55,000

0.2 Acres or thereby (Additional land available)

Peaceful & Tranquil Setting within a working farm

Full Planning Permission Ref: 17/00606/FUL

Sea and Mountain Views



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Details:

Rare and exciting opportunity to acquire a building plot with full planning permission located in the peaceful township of Coillore, Struan from where stunning views across Loch Bracadale, MacLeod's Tables, The Cuillin Mountains and across the Little Minch towards The Outer Hebrides are afforded.

The site is located in an elevated position on a working farm boasting panoramic views across the surrounding farm land, Loch Bracadale, MacLeod's Tables, The Cuillin Mountains and across the Little Minch towards the Outer Hebrides. The subjects for sale have been granted full planning permission for the erection of a 4 bedroom property. The house site and garden ground extends to approximately 0.2 acres however additional land is available by separate negotiation.

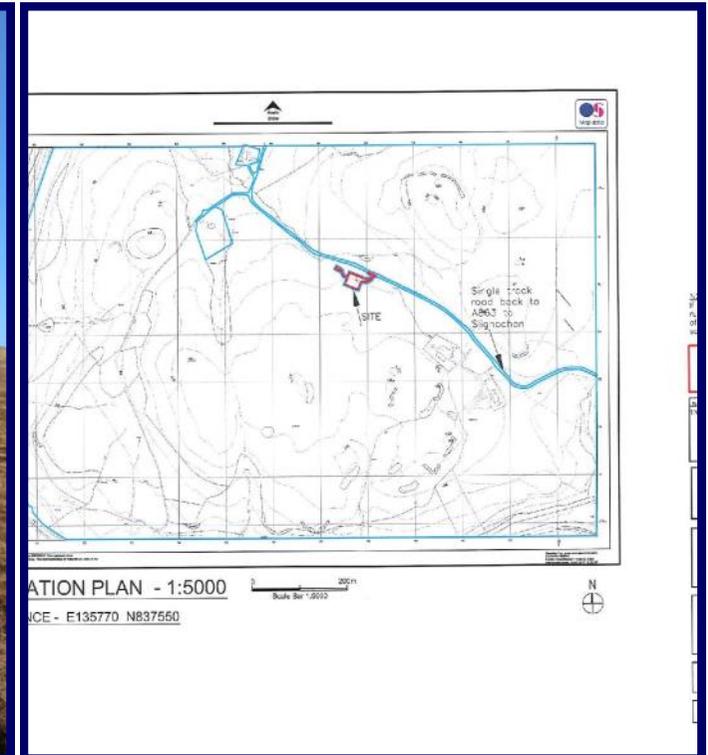
The building plot is relatively flat with access taken directly from Coillore Farm Road. Electricity is believed to be located close by and water is to be obtained by way of a private supply, however it would be the responsibility of prospective purchasers to investigate this. The plot is situated on a working farm with eagles and buzzards spotted on a regular basis along with other wildlife prevalent in the area.

The site is ideally positioned to take in the magnificent views on offer and is located on a prime route between Portree, Dunvegan and Sligachan. Struan Jetty is located approximately a mile away from the plot and is an ideal spot for launching or mooring boats.

Viewing is highly recommended to appreciate the setting and views on offer.

Planning Permission:

Full planning permission has been granted for the plot of land for the erection of a four bedroom dwelling house formation of access, installation of septic tank and soak away. Full details are available on request. Planning was granted on 28th April 2017 and is valid for 3 years (expires 30th September 2021). All documents can be viewed on the Highland Council Website www.highland.gov.uk, using the planning reference numbers 17/00606/FUL. Interested parties may also wish to contact planning direct at Dingwall



Location:

The township of Coillore, Struan is located on the west coast of Skye and the property is located adjacent to the A863 which runs from Sligachan to Dunvegan. This is a popular tourist route and is an ideal location for exploring all of the island. Within Struan itself there is a small primary school, post office/general store, book shop/cafe and outdoor clothing shop. Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, baker, garage and doctor's surgery. Portree, the islands capital is just 9 miles away

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.

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