



# The Isle of Skye Estate Agency

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

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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 Garrachan, Uiginish, Isle of Skye, IV55 8ZR.**

**Offers Over £85,000**

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

Tranquil Setting

Full Planning Permission Ref: 18/01269/FUL

Loch and Mountain Views



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## Details:

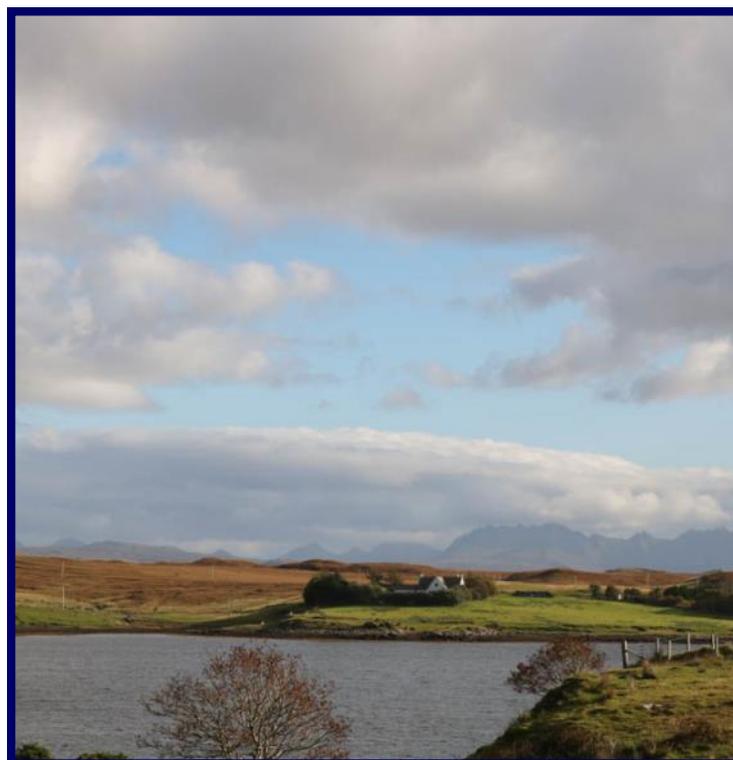
Rare and exciting opportunity to acquire a de-crofted building plot extending to approximately 0.32 acres or thereby ( to be confirmed by title deed) located in the peaceful township of Uiginish from where stunning views across Loch Dunvegan, the MacLeod's Tables and The Cuillin mountains are afforded.

The site is located in a an enviable position boasting panoramic views across Loch Dunvegan, The MacLeod's Tables and the Cuillin mountains. The subjects for sale have been granted full planning permission for the erection of a 2 bedroom HebHomes, Airigh Eco design home. The house site and garden ground extends to approximately 0.32 acres or thereby (to be confirmed by title deeds) and has been de-crofted.

The building plot is accessed from the quiet township road via a shared access track 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 close to the shore of Loch Dunvegan. Viewing is highly recommended to appreciate the setting and views on offer.

## Planning Permission:

Full Planning has been granted for the plot of land for the erection of a 2 bedroom HebHomes, Airigh Eco design home. Full details are available on request. Planning was granted on 28th May 2018 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 18/01269/FUL. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 886608.



## Location:

Garrachan, Uiginish is located in the Duirinish peninsular 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 of shops, hotels, bars, restaurants, secondary schooling and a cottage hospital.

**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.

## The Isle of Skye Estate Agency

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Portree  
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