



# The Isle of Skye Estate Agency

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

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

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## Two Building Plots At Stromeferry, Ross-shire, IV53 8UJ

**Offers Over £55,000**

West Site—0.49 Acres or thereby (TBC by title deed)

Permission for two Single Storey Houses

Partial Loch Views

East Site—0.37 Acres or thereby (TBC by title deed)

Planning Permission Ref: 22/02919/PIP & 22/04879/PIP

Peaceful Setting



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## Details:

Exciting opportunity to acquire two building plots with the West site extending to approximately 0.49 acres & the East site extending to approximately 0.37 acres or thereby (to be confirmed by title deed) located in the scenic village of Stromeferry from where partial sea views across to Loch Carron are afforded.

The sites are located in a very peaceful and tranquil setting and offers partial sea views towards Loch Carron. The subjects for sale have been granted planning permission in principle for the erection of single storey or 1 & 1/2 storey properties. The house site and garden grounds extend to approximately 0.49 acres or thereby for the West site and approximately 0.37 acres or thereby for the East site (to be confirmed by title deeds).

The building plots are of a sloping nature with access to be formed and taken directly from the main carriageway with services believed to be located close by. The sites are ideally positioned to take advantage of the views on offer and provide a fantastic opportunity to create a bespoke home. Viewing is highly recommended to appreciate the setting on offer.

**West Site: £55,000**

**East Site: £40,000**

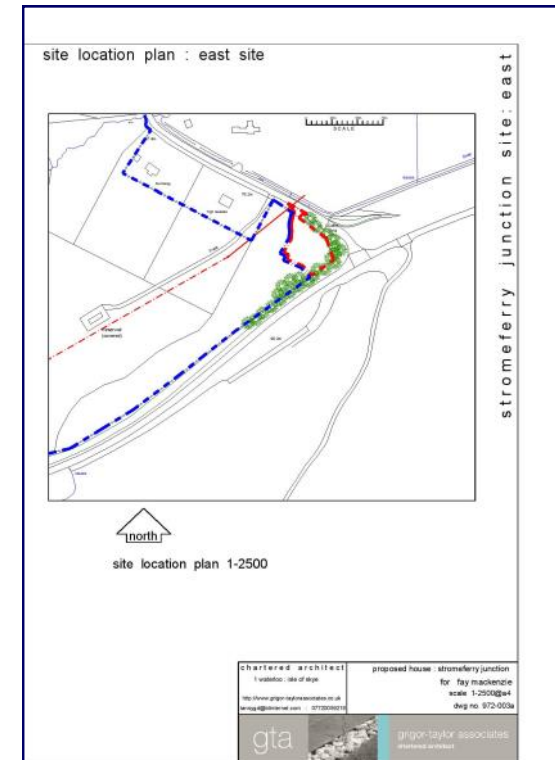
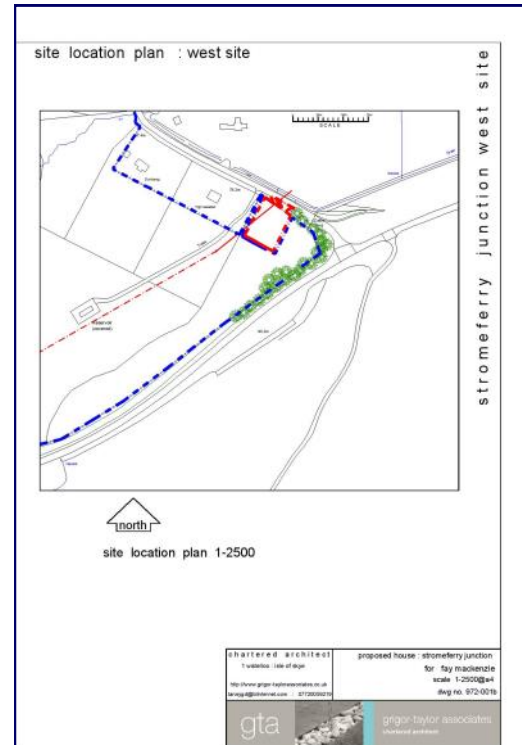
## Planning Permission:

### West Site

Planning permission in principle has been granted for the erection of a single storey or 1 & 1/2 storey dwelling house, dated 29th November 2022 and is valid for 3 years from this date. The site is c. 0.49 acres or thereby (to be confirmed with title). Copies of this permission can be viewed at [www.highland.gov.uk](http://www.highland.gov.uk) using planning reference number 22/02919/PIP where all relevant documentation can be viewed. Copies can also be made available on request from the Isle of Skye Estate Agency Portree office. Interested parties can also contact planning direct on 01349 868600.

### East Site

Planning permission in principle has been granted for the erection of a single storey or 1 & 1/2 storey dwelling house, dated 29th November 2022 and is valid for 3 years from this date. The site is c. 0.37 acre or thereby (to be confirmed with title). Copies of this permission can be viewed at [www.highland.gov.uk](http://www.highland.gov.uk) using planning reference number 22/04879/PIP where all relevant documentation can be viewed. Copies can also be made available on request from the Isle of Skye Estate Agency Portree office. Interested parties can also contact planning direct on 01349 868600.



## Location:

Stromeferry is a picturesque village surrounded by natural woodland and has easy access to local services. It is great for keen water enthusiasts and those wanting to make the most of Lochcarron. The village has many boat moorings and a slipway that was originally used for the ferry service to North Strome. The famous village of Plockton is some 8 miles away and offers a variety of hotels and restaurants as well as both primary and secondary schools. Enhanced facilities are available in the larger village of Kyle of Lochalsh, just 15 miles away, where full amenities of a supermarket, shops, hotels, restaurants, bank, post office, dentists, medical centre, leisure centre & swimming pool can be found.

## Entry:

By mutual agreement.

## Services:

Mains water and electricity are believed to be close by. Drainage will be by way of septic tank. It is the responsibility of the purchaser to check that all services will be granted and satisfy for themselves that they meet their own personal 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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Isle of Skye  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD