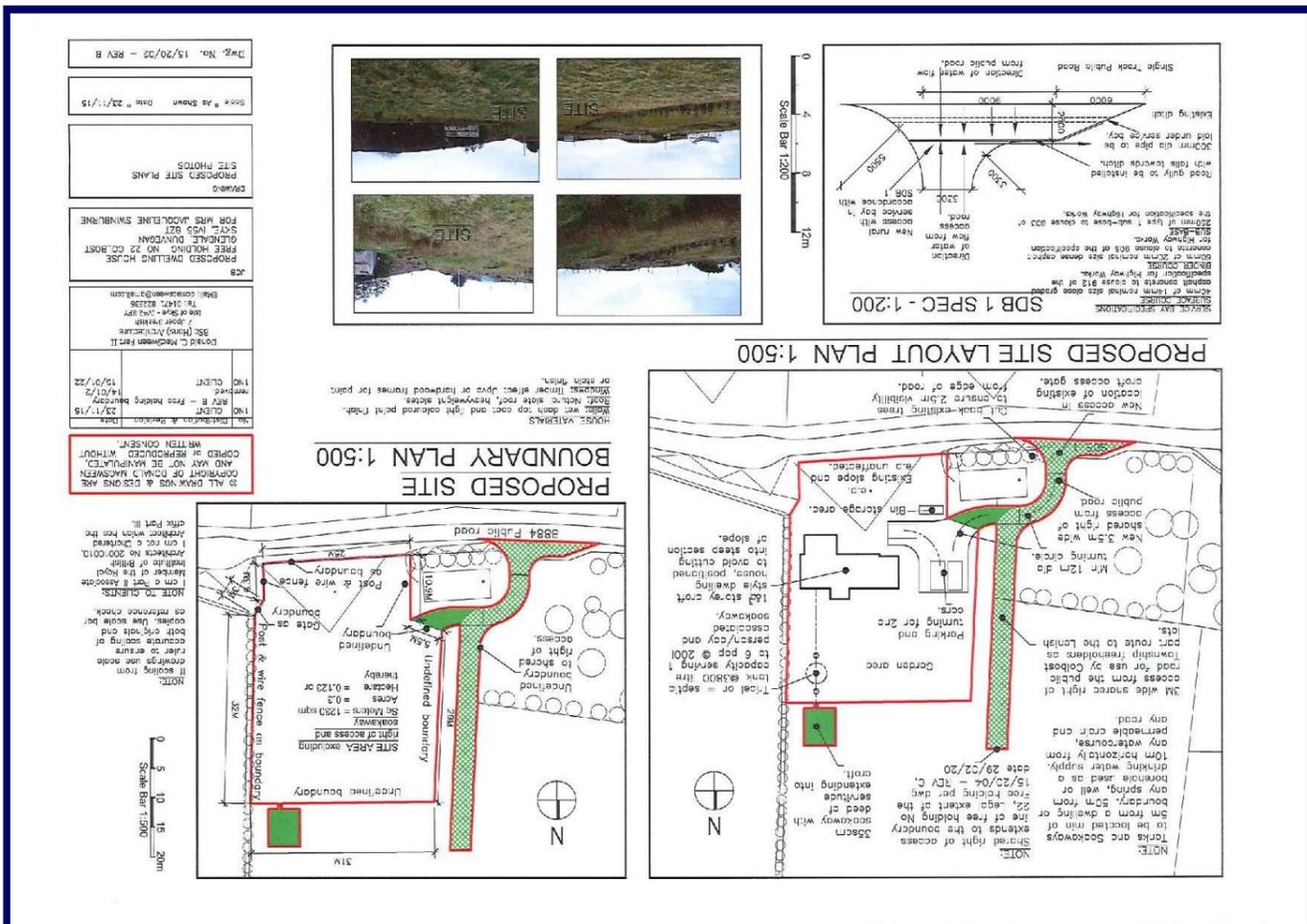


Kyle Office: Main Street
Ross-Shire
IV54 8RD

The Isle of Skye Estate Agency
Portree Office: Bridge Road
Isle of Skye
IV51 9ER

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.



Directions:
From Dunvegan, turn right signposted 'Glendale' and proceed until you pass the Three Chimneys Restaurant approx 100 yards along the road take the slip road on your right signposted Husabost, the site will be on your right hand side before you approach the second house on that road.

Entry:
By mutual agreement.

Viewings:
Strictly by appointment through The Isle of Skye Estate Agency.

Services:
Mains electricity and water are believed to be close by. Drainage is to be by way of septic tank. It is the responsibility of any prospective purchaser to assure themselves of the availability of such services and for the costs of installation.

The Isle of Skye Estate Agency
Portree Office: sales@iosea.co.uk
01478 612 683
Kyle Office: kyle@iosea.co.uk
01599 534 555

www.iosea.co.uk

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Building Plot At 22 Colbost, Glendale, Isle of Skye, IV55 8ZT

Offers Over £55,000

Stunning Sea Views

Rural Location

Relatively Flat

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

Planning Ref: 21/05392/PIP

Description:

An exciting opportunity to purchase a building plot in the quiet, picturesque township of Colbost offering views across Loch Dunvegan towards the Coral Beaches and across the Little Minch to the Outer Isles.

The building plot, located in the quiet township of Colbost and situated just off the township road, is relatively flat and affords views towards Loch Dunvegan and the Coral beaches beyond. 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 would be directly off the township road with services believed to be located close by. However, it is the responsibility of any prospective buyer to install services and form the access.

Planning Permission:-

Planning permission in principle was granted on 4th February 2022 for the erection of a single storey or 1 1/2 storey dwelling house and is valid for three years from this date. All documents can be viewed on the Highland Council Website www.highland.gov.uk, using the planning reference number 21/05392/PIP. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.

Location:

Colbost 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,

