



# The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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

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**Site at Main Street, Kyle. IV40 8DA.**

0.19 acre (to be confirmed in Title) Village location

**Offers Over**

Potential development opportunity—subject to obtaining relevant consents

**£15,000**

Close to amenities

## Description:

The subject for sale is a site extending to approximately 0.19 acres (to be confirmed by title deed) located close to the centre of the busy village of Kyle of Lochalsh. Positioned towards the outskirts of the village, the site could provide an opportunity for future development for a variety of uses, subject to obtaining relevant consents.

The site lies within a residential area and it may be possible for planning permission for a dwelling to be obtained. The overall size of the site extends to 770 sq. metres (circa 0.19 acres) and lies off the Main Street, heading out of the village.

It's convenient location provides easy access to all of the local amenities within the village itself and is also within easy reach of the many picturesque villages in the area, such as Plockton, and the Skye Bridge, providing access to the Isle of Skye and all that it has to offer.

This is a bare land site and is therefore being offered for sale on a 'sold as seen' basis.

**Planning permission:** No planning permission currently exists for this site and it is the responsibility of the purchaser to satisfy themselves of this.

**Location:** Kyle of Lochalsh is a large busy village and offers all the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of dentists, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness the capital of the Highlands, which is approximately 82 miles to the east. The famous village of Plockton, with the picturesque harbour is just 6 miles away and here you will also find secondary schooling, with primary schooling available in Kyle itself.

**Entry:** By mutual agreement

**Services:** Mains water, electricity and drainage are close by. It is the responsibility of the purchaser to satisfy themselves of the connections and that they are suitable for their 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

Portree Office:

Bridge Road

Portree

Isle of Skye

IV51 9ER

Kyle Office:

Main Street

Kyle of Lochalsh

Ross-Shire

IV40 8AB