



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

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Kyle Office: kyle@iosea.co.uk

01599 534 555



Sundowner, 1/5 of 5 Elgol, Isle of Skye, IV49 9BJ.

Build Project

Full Planning Permission Ref: 13/03929/FUL

Widespread Views Across Loch Scavaig and The Cuillins

0.24 Acre Site

Offers Over £250,000

Building is Wind & Water Tight

Services in Place



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Details:

Sundowner presents an exciting and rare opportunity to purchase a building project in the highly desirable village of Elgol where spectacular views across Loch Scavaig and the Cuillin mountains are afforded.

Situated in an elevated position in the picturesque and popular village of Elgol, Sundowner occupies an enviable location from where panoramic views across Loch Scavaig and the Cuillin mountains. The subjects for sale comprise a development/building project, positioned in approximately 0.24 acres or thereby (to be confirmed with title) of garden ground.

Full planning permission was granted for the erection of a two bedroom one and a half storey house, dated 6th December 2013. Full details are available on request. All documents can be viewed on the Highland Council Website www.highland.gov.uk, using the planning reference number 13/03929FUL . Works commenced in June 2016, however due to personal circumstances the property has not been completed, therefore it is the responsibility of the purchasers to complete the development and obtain a completion certificate.

The property is wind and watertight with first stage fittings of plumbing and electrics in place. It would be the responsibility of the purchaser to satisfy themselves the development meets with any planning requirements and obtain any structural surveys or warrants required.

Sundowner offers a rare and exciting project in a truly special setting and must be viewed to appreciate the opportunity on offer.



Location:

Elgol is an extremely popular village on the shores of Loch Scavaig towards the end of the Strathaird peninsula on the Isle of Skye. This picturesque village boasts a good community spirit with the Community Hall offering functions that are well attended. The stunning view of the Cuillin mountains from the shore make Elgol a popular destination with tourists and locals alike. The village is also a terminal for two privately owned boat trips to Loch Coruisk and the Small Isles along with two coffee shops and a restaurant.

Entry: By mutual agreement.

Services:

Mains water and electricity. Drainage by way of septic tank.

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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