



# The Isle of Skye Estate Agency

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**The Isle of Skye Estate Agency**

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



## Building Plot & Croft Assigation 1 Balmeanach, Struan

**Offers Over £80,000**

0.42Acre Plot or thereby

Site Levelled & Access Point Created

Views Across Loch Caroy

Planning Ref: 10/03203/PIP now Expired

6 Acre Croft Tenancy & Shares in Grazing

Ground works to be completed by Seller



### Details:

The subjects for sale extends to a generous plot of approximately 1/2 acre or thereby (to be confirmed by title deeds.), located in crofting township of Balmeanach and hosts beautiful sea and mountain views.

This relatively flat plot is situated in an elevated position and affords views across to Loch Caroy and towards the famous Macleod's Tables. Access would be directly off the township road and this has already been formed, along with the site being leveled in preparation for works to commence. Electricity is close by and mains water is close by although permission does have to be granted to connect both of these. Drainage would be by way of a septic tank and soakaway.

The plot has been de-crofted and is ready to be worked on and the majority cleared the access road has been completed and is ready to use. At purchasers request the water track, electrical track, sewerage track and phone track can all be dug and back filled, and can be landscaped with top soil, thus ground works would be included in the price. Planning permission in principle has been granted on 4 October 2011 under planning reference 10/03203/PIP for the erection of a single story dwelling house, and has now expired.

### Location:

Balmeanach is a small, friendly community located some 3 miles from the village of Struan which is located on the West coast of the island and offers a small range of facilities including village shop, garage/post office, restaurant and primary school. More enhanced facilities including secondary schooling are available in Portree, the island's capital located some 9 miles east of Struan. Portree also has all the services and facilities you would expect of a growing town. The closest village is Dunvegan some 6 miles away which has good local services including shops, post office.

### Council Tax:

This property is not subject to council tax.

### Viewings:

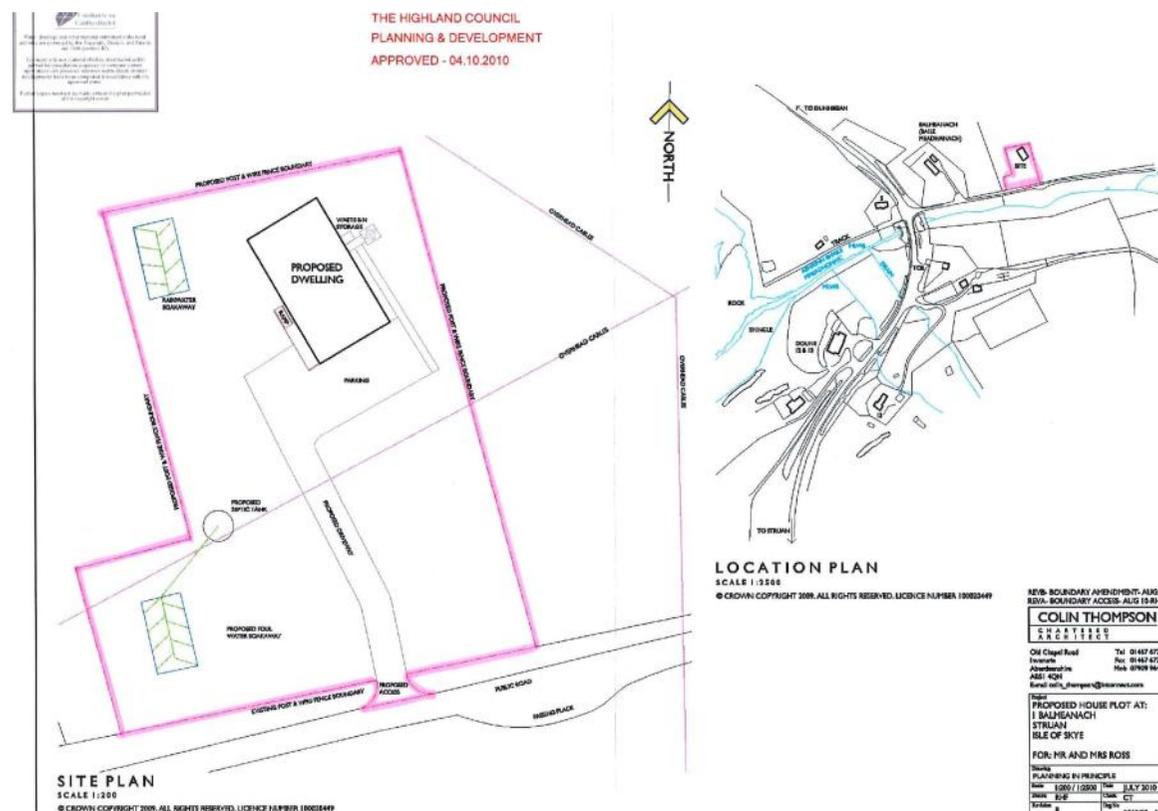
Strictly by appointment through The Isle of Skye Estate Agency.

### Services:

Mains electricity and water are close by. Permission has to be sought to allow connection to mains services, as these are not automatically guaranteed with this planning permission.

### Entry:

By mutual agreement.



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