



The Isle of Skye Estate Agency

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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



Building Plot At 2 Borneskitaig, Kilmuir

Fixed Price of £45,000

0.29 Acre or thereby (to be confirmed by title deed) Fairly Level Site

Views Across Trotternish Ridge

Planning Permission Ref: 09/00312/PIPSL

Direct Access from A855



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Details:

A building plot extending to 0.29 acres or thereby with planning permission in principal granted December 2009 for the erection of a dwelling house.

The site is fairly level and therefore reasonably easy to develop. Vehicular access is to be taken directly off the A855 and the bellmouth is already in place. The mains water pipe runs through the southern boundary of the site however the prospective purchasers will require permission to be sought for connection. The proposed house will enjoy open views from the front across the surrounding croft land towards the Minch and the hills of the Outer Hebrides and to the rear there are direct views towards the Trotternish Ridge. Planning permission in principal was granted 4th December 2009 for the erection of a house and is valid for three years from this date. Site plans and planning documents can be made available to interested parties. The planning permission reference is 09/00312/PIPSL.

Location:

Borneskitaig is a small, friendly community located within the coastal township of Kilmuir, just north of Uig, the main ferry terminus to the Outer Isles. Facilities in Kilmuir include a primary school, village hall and church. More enhanced services such as a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south.

Entry:

By mutual agreement.

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 outline planning permission. Drainage would be by septic tank.

Council Tax:

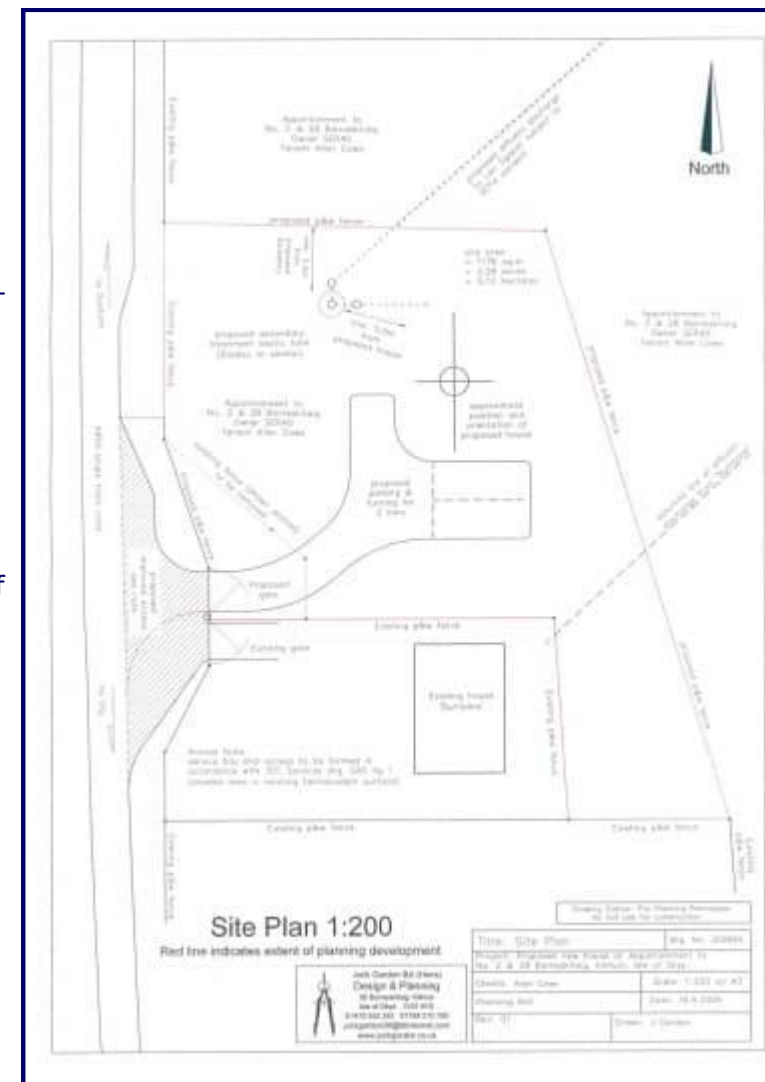
This property is not subject to council tax.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Directions:

From Uig turn right off the A87 and take the A855 signposted 'Kilmuir'. Proceed along this road following the signs for 'Kilmuir' and into 'Borneskitaig'. You will pass the community hall on the right hand side and just beyond this you will see a house on the right hand side named 'Burn bank'. The site is beside this property and can be identified by our for sale sign and red marker posts on the site.



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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