



# The Isle of Skye Estate Agency

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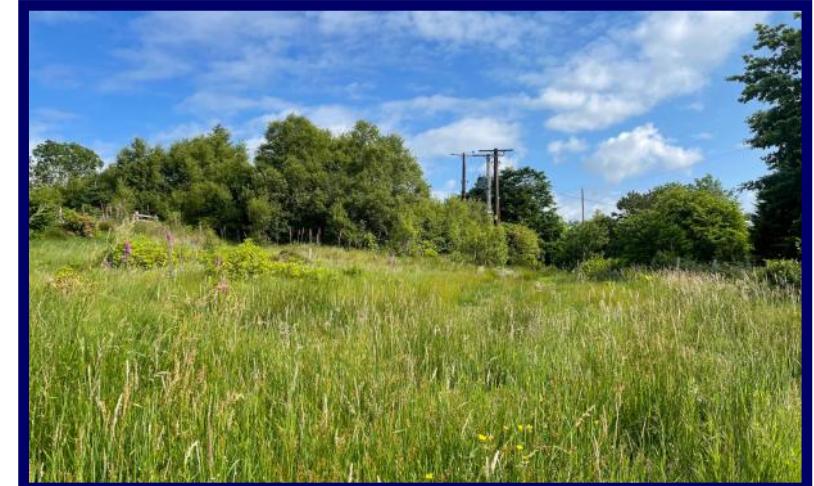
The Isle of Skye Estate Agency

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**Plot 1 The Park, 17 Camuscross, Isle Ornsay, Sleat, Isle of Skye, IV43 8QS.**

**Offers Over £83,500**

0.39 acres or thereby

Mains Water & Electricity On Site

Full Planning Permission

Highly Sought After Area



## Details:

Excellent opportunity to acquire a building plot with full planning permission extending to approximately 0.39 acres or thereby (to be confirmed by title deed) located in the picturesque township of Camuscross on the popular Sleat peninsula.

The site is located in a very peaceful and tranquil setting within the highly desirable township of Camuscross. The ground itself has a very interesting history and it is understood that the Isle of Skye annual Highland Games were held here in years gone by, hence the origination of the name 'The Park'. The subjects for sale have been granted full planning permission for the erection of a three bedroom 1 & 1/2 storey property. The house site and garden grounds extend to approximately 0.39 acres or thereby (to be confirmed by title deeds) and offers purchasers the opportunity to create a personalised quality bespoke home in a highly sought after area.

The building plot is flat with access taken directly from the township road. Mains water and electricity are on site, however, it is the responsibility of prospective purchasers to investigate this.

The plot is conveniently positioned to take advantage of the beauty and all the facilities and attractions that the area has to offer. The site offers a fantastic opportunity to create a bespoke home in a stunning setting and viewing is highly recommended to see just what is available.

## Planning Permission:

Full planning permission has been granted for the erection of a three bedroom 1 & 1/2 storey dwelling house, dated 5th August 2020 and is valid for 3 years from this date. The site is c. 0.39 acre or thereby (to be confirmed with title). Copies of this permission can be viewed at [www.highland.gov.uk](http://www.highland.gov.uk) using planning reference number 20/02181/FUL where all relevant documentation can be viewed. Copies can also be made available on request from the Isle of Skye Estate Agency Kyle office. Interested parties can also contact planning direct on 01349 868600.

## Location:

The village of Camus Croise is located within the beautiful Sleat Peninsula in the South of the Isle of Skye. Located around 10 miles from the bustling village of Broadford, where all required amenities can be found such as a modern medical practice, newly built community hospital, supermarket and a range of shops, alongside a number of hotels and restaurants. The location offers the perfect blend of rural tranquillity with easy access to the main route and facilities. Armadale Castle and gardens, the ferry terminal for Mallaig and a selection of shops are all a short drive from the plot.

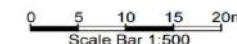
**Entry:** By mutual agreement.

## Services:

Mains water and electricity are on site. Drainage will be by way of septic tank. It is the responsibility of the purchaser to check that all services will be granted and satisfy for themselves that they meet their own personal requirements.



SITE BOUNDARY PLAN - 1:500



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

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