



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

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Plot 9, Avernish (Nostie), Kyle. IV40 8EQ.

Owner Occupied

Elevated Position

Stunning Views

3.5 acres (to be confirmed)

Offers in the Region Of

Loch View

Full Planning Permission

£110,000

Decrofted house site

Description:

Offered for sale is a generous area of owner occupier croft land located in the picturesque township of Avernish which, with its elevated position, affords stunning views across the entire area, Loch Duich and the hills beyond. Extending to 3.5 acres (to be confirmed with title deed) the subjects present the purchaser with the ideal opportunity to create a bespoke 1 ½ storey dwelling house for which full planning permission has been granted.

Plot 9 is located in the picturesque and popular village of Avernish and affords stunning views with Eilean Donan Castle clearly visible in the distance. Located off the quiet township road the plot provides an ideal location to create an original home that is also well positioned to take advantage of the views available and also for all of the amenities the local area has to offer. The plot should be viewed and walked to fully appreciate the package that is on offer.

Planning Permission:

Full planning permission has been granted for the erection of a 1 ½ storey dwelling house, dated 1st November 2019 and is valid for 3 years from this date. The planning documentation can be viewed at www.highland.gov.uk using the planning reference number 19/03484/FUL.

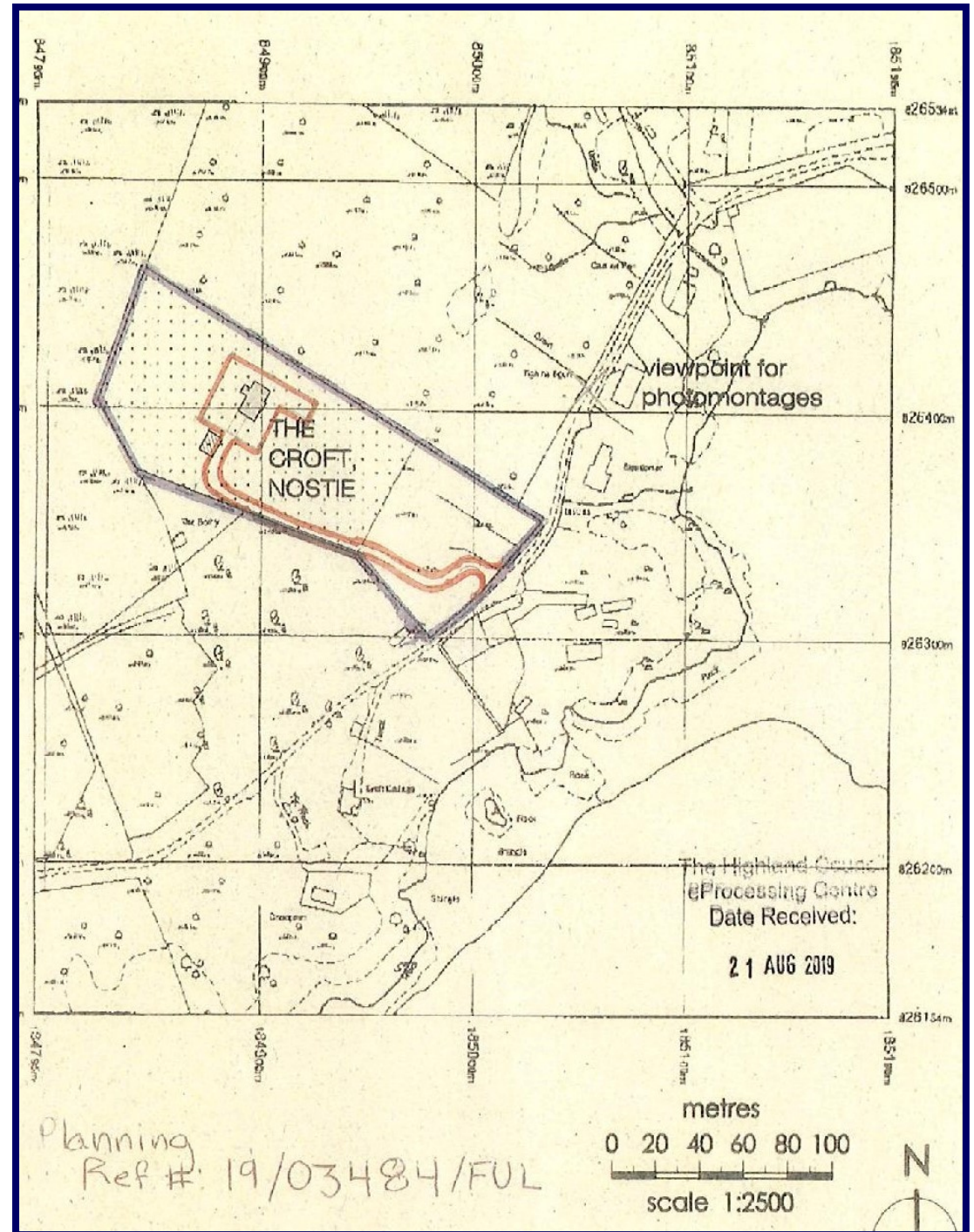
PLEASE NOTE

The house site has recently been decrofted and the listing will be updated on receipt of the decrofting direction.



Location:

Avernish (Nostie) is a popular location due to the proximity of the Loch and the spectacular views afforded from the many vantage points available throughout the entire township. The area in general provides a wealth of activity and is a paradise for walkers, climbers and is ideally positioned for water sports enthusiasts. For those who prefer to just relax, the ever changing views are breathtaking and it would not be unusual to spot wildlife and birdlife which is in abundance. Nearest local services are in Balmacara some 2 miles away and here you will find a village shop, post office and hotel. Enhanced facilities are available in Kyle of Lochalsh some 5 miles away and include a selection of shops, hotels, restaurants, bank, garage, post office and a doctor's surgery. There is a primary school with secondary schooling available in Plockton. A regular train service runs from Kyle to Inverness providing an easy connection to the capital of the Highlands.





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Services:

Electricity, drainage and mains water are believed to be close by and accessible (however this does not guarantee that a connection will be granted). It is the responsibility of the purchaser to check that all services will be granted. Scottish water contact telephone number is 0845 6018855.

Entry:

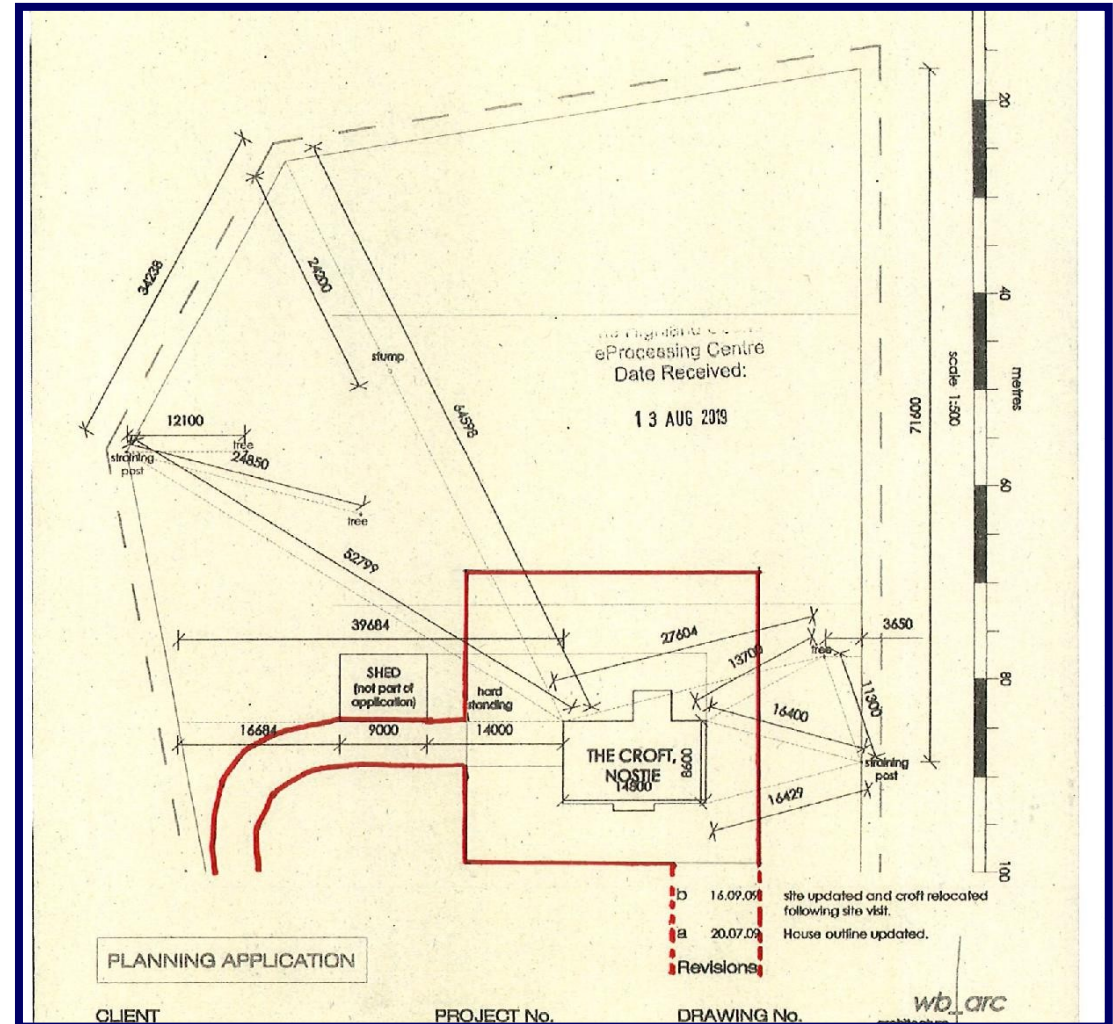
By mutual agreement.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Directions:

From the A87 take the turning into Avernish/Nostie and follow the township road for approximately 1 mile passing a few houses on your left. You will see a 'pull in' on the left with a large galvanised shed just below the road. The plot is directly opposite on the right with the elevations very evident.



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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