

# Plot 4, For Sale, Edinbane, Skye

## Offers over £45,000



### Land at Blackhill, IV51 9PW

A wonderful opportunity to purchase three individual plots, extending to between approximately 0.37 acres and 1.35 acres

**Plot 4** covers approximately 1501.5 square metres, .37 acre and is located between the wooded plot 3 to the north and the more open plot 5 to the south. Plot 4 is gently sloping and directly beside the Blackhill Road. It has a shared access and offers views all round of bright and sunny surrounding croftland, forest and village landscapes. There are low trees screening it from the quiet road. Planning reference: 22-01328-FUL

The site is located in a desirable position in the centre of the village of Edinbane. Full planning permission for a 1 1/2 storey house is in place. It is possible to apply for a variation of the permission which is simpler than a new application should the purchaser have differing ideas or requirements to achieve their own home design or to use one of the local builders offering turnkey services such as R.House, HebHomes.

All services are available and adjacent or close to each site. Drainage is by septic tank, located within your own boundary. Use of additional land may be available to those who purchase the plots. Viewing is highly recommended to fully appreciate the excellent location combined with the beautiful views on offer.

### Directions

What3words: bracing.clumped.lays

From Portree take the A87 towards Uig. After four miles turn left onto the A850 towards Dunvegan. After about 10 miles follow the signs to the village centre of Edinbane and follow the sign to Blackhill. Pass the primary school, go along this short single track road toward the top; the plots are located at the upper end of the road beyond the ancient woodland on the left hand side with the entrance to plot 4 newly formed.

All the plots:	Offers over
Plot 1	£75000
Plot 4	£45000
Plot 5	£42000

Mobile: 07899 732 758

Email:  
[enquiry@blackhillbuildingplots](mailto:enquiry@blackhillbuildingplots)

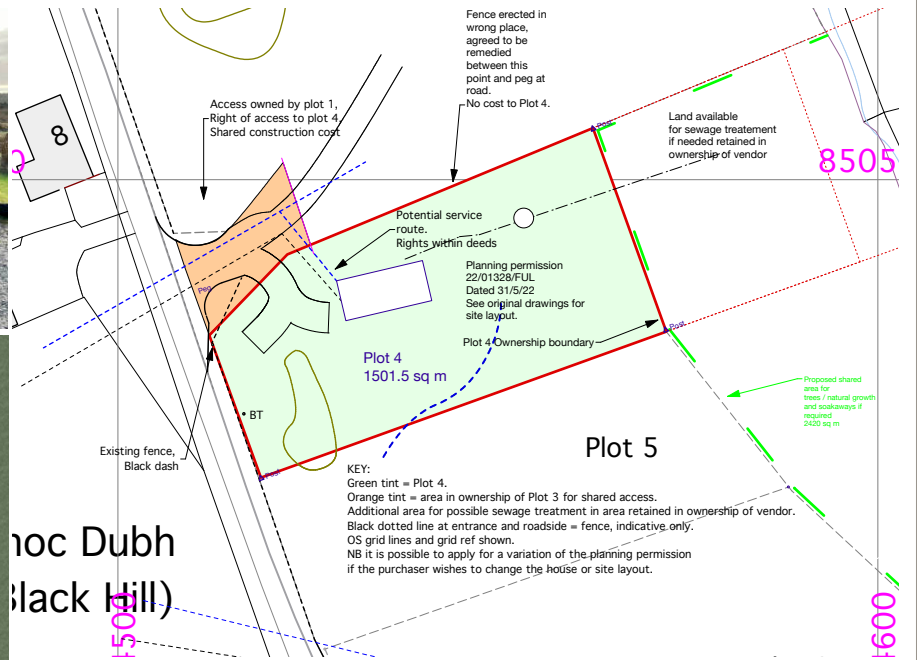
Web:  
[blackhillbuildingplots.co.uk](http://blackhillbuildingplots.co.uk)  
 Plans and further photos are on the website.



### Locality

The flourishing village of Edinbane is a minutes walk from the plots. Local amenities include; a pub with occasional live music, multi-award winning restaurants, cosy village hall, playpark and many walks. Edinbane is within easy reach of Portree, the island capital, by car or the useful bus. Portree offers an excellent range of facilities including supermarket, banks, Post Office NHS dentistry, builders merchants, cinema and retail outlets. A further range of amenities can be found in Dunvegan some 7 miles distant that include a general store, bakery, petrol station and post office. Education is provided at Edinbane Primary School or Portree High School to which bus transportation is provided. The area is an increasingly popular tourist destination with excellent outdoor activities available including; horse riding, fishing, boating, coastal walking, beaches and mountain climbing with the famous Cuillins approximately 20 miles away. Edinbane is perfectly placed to be used as a base for exploring Trotternish, Waternish and Duirinish, Skye's three northerly peninsulas. Various classes, clubs, courses and entertainments are offered in the various village halls and the health centre/ swimming pool in Portree.

Inverness is about 2.5 hours' drive away with its shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



### • Services

- Mains water and electricity are available close by with a servitude right of access. The phone line is on the site boundary and there is excellent 4G. Drainage is by of septic tank and treatment chamber. The purchaser will be responsible for connection to the services and those interested should make their own enquiries with the relevant authorities regarding the connections.

### • Access

- The purchaser will be responsible for constructing the access at their own expense (half share with plot 3 adjoining) as per the planning conditions.

### • Boundaries

- The boundaries are detailed on the attached plan and indicatively pegged out on site. The purchaser should satisfy themselves in this regard.
- A trial pit has been dug and shows very firm good building ground at a depth of around .75 metre with occasional large, but moveable boulders. This information is offered in good faith but the purchaser should perform their own checks.

### • Crofting

- All sites are decrofted including the access to the Blackhill road. There are no remaining conditions applying to decrofting.
- CAD format drawings can be provided to purchasers at no charge to save or reduce survey expenses. It is up to purchasers to check these drawings though.
- All three plots are also available for sale collectively.

### • Post Code

- IV51 9PW

### • Entry

- By mutual agreement.
- Viewing and further information.
- The sites may be visited at any time.

### • Further information 07899 732 758 (vendor)

### • Offers

- To be submitted in Scottish legal terms to Findlay Boyd, findlay.Boyd@ledinghamchalmers.com
- Ledingham Chalmers Solicitors, York House, 20 Church Street, Inverness IV1 1ED.
- If you are interested in this property, please notify the vendor so that a sale to others is not concluded without an opportunity to offer.

### • Price

- Offers Over £45,000

07899 732 758