



Land at Brecken Nissetter  
Gluss, Ollaberry, Shetland, ZE2 9RU

£45,000

**CURTIS**   
**McKINNELL**  
ESTATE AGENTS



**\*PRICE REDUCED TO £45,000\*** An opportunity to purchase an unserviced plot located in a rural location in Nissetter, Gluss, Shetland with views over Gluss Isle. The plot extends to approximately 2200 square metres and has planning permission for two detached houses and one large garage. Harcore works for the site and access road have been carried out. Full details of the planning permission including plans and elevations can be seen on the Council's website at <https://pa.shetland.gov.uk/online-applications/> (planning reference 2016/035/PPF).

#### LOCAL AREA

The site overlooks Gluss Isle with Sullom Voe in the distance. Gluss is 2.2 miles south of Ollaberry, 10.1 miles north of Brae and 7.1 miles east of Hillswick. Ollaberry has a primary school and shop and there is a GP practice and shop at Hillswick. There are modern primary schools and health facilities in the area, and five local community halls. Brae is the location of the area's main population and has amenities including the High School providing nursery, primary & secondary schooling; the North Mainland leisure centre with its games hall, swimming pool, fitness suite and all-weather sports pitch; a Co-op mini-supermarket; a health centre including dental suite; several other shops including a small DIY store; 'Frankies' award winning fish & chip shop, plus various other social & recreational amenities including a boating club and marina. Local attractions are the Northern Lights, Eshaness Cliffs and lighthouse, the Drongs Sea Stacks, Tangwick Haa Museum, Ronas Hill (Shetland's highest viewpoint) and an abundance of stunning scenery. Activities include walking and hiking, cycling, fishing, kayaking, birdwatching and nature including orcas, otters and seals.



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