



Land Near Midtown, Herston, South Ronaldsay, Orkney, KW17 2RH

Offers Over £45,000

K Allan Properties are delighted to present this lovely elevated plot overlooking Widewall Bay benefiting from ready to connect water and electricity.

Located in the desirable area of Herston, Land Near Midtown is positioned just a short walk from the sea front. The plot extends to approximately 0.3 acres.

Full planning permission for a replacement house with an air source heat pump and access was previously granted. Planning Application 14/382/AMC (following permission 11/202/PIP).

LOCATION

Herston, South Ronaldsay is a village positioned on the southern side of mainland Orkney. Herston is historically a fishing village but its only industry to speak of is Herston Stained Glass.

Herstons community is small and compact with only one road within the village.

SERVICES

Ready to connect by purchaser.

VIEWINGS

By appointment only, arranged through K Allan Properties.

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OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON
OUR WEBSITE

DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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