



# The Isle of Skye Estate Agency

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**Croft & Plot at 16 Lochbay, Waternish, Isle of Skye, IV55 8GD.**

**Offers Over £150,000**

Croft & Plot Extending to 6.55 Acres or thereby (to be confirmed by title deed) Uninterrupted Sea Views

Planning in Principle for a Single or 1 1/2 Storey House

Planning Ref: 23/00323/PIP



## Details:

Rare and exciting opportunity to acquire an owner occupied croft with a building plot extending to approximately 6.55 acres or thereby ( to be confirmed by title deed) located in the highly sought after area of Lochbay, Waternish from where uninterrupted sea views across Loch Bay and The Minch towards the Outer Isles are afforded.

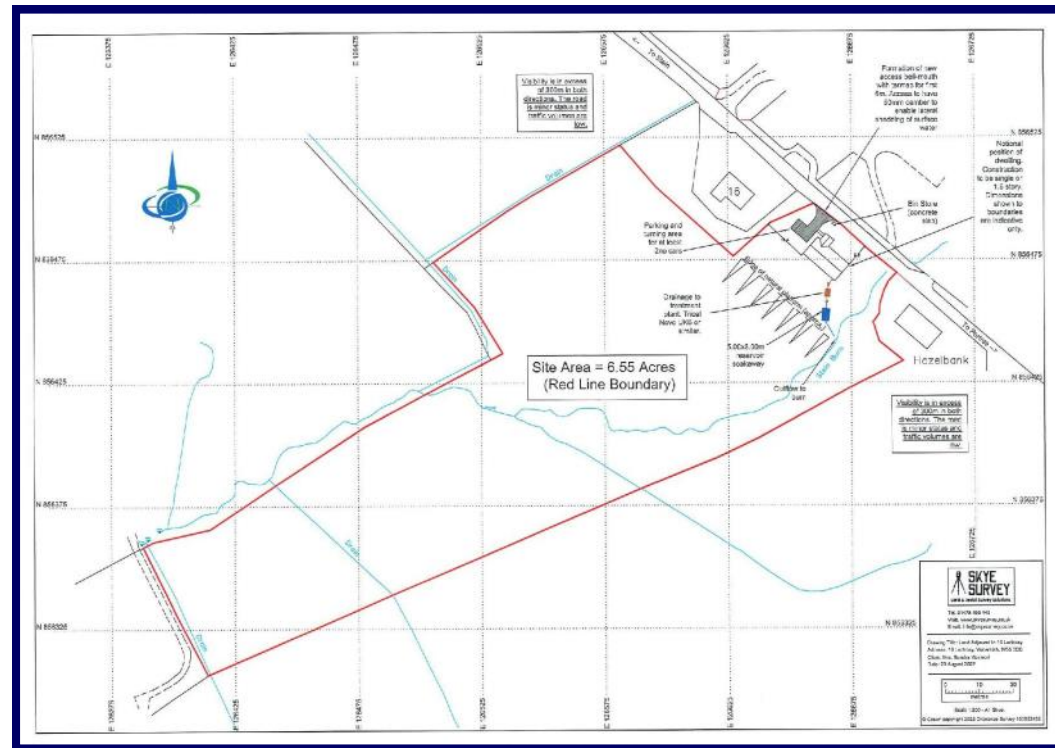
The subject on offer is an owner occupied croft and plot extending to 6.55 acres or thereby (to be confirmed by title deeds) located in the highly desirable township of Lochbay, Waternish. The croft occupies an elevated position with widespread panoramic sea views across Loch Bay and The Little Minch towards the Outer Isles. The croft has access from Stein via a metal gate with the croft running from the Lochbay township road down to Stein. The croft boundaries are clearly defined with post and wire fencing.

This Owner Occupier Croft and plot is offered for sale with Planning Permission in Principle for the erection of a single storey or a one and 1/2 storey dwelling house. The site is located in an elevated position boasting stunning sea views across Loch Bay and The Minch towards the Outer Isles. The house site and garden ground extends to approximately 0.5 acres or thereby (to be confirmed by title deeds) with the proposed access to be taken from the Lochbay township road.

Viewing is highly recommended to appreciate the setting and views on offer.

### Planning Permission

Planning in principle has been granted for the plot of land for the erection of a single storey or 1 1/2 storey dwelling house. Full details are available on request. Planning was granted on 3rd April 2023 and is valid for 3 years. All documents can be viewed on the Highland Council Website [www.highland.gov.uk](http://www.highland.gov.uk), using the planning reference numbers 23/00323/PIP. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.



## Location:

Lochbay forms part of the larger area known as Waternish on the north west of the Island. The nearby fishing village of Stein, just a short walk away and home to Skye's oldest hostelry – The Stein Inn. Other local attractions include the Lochbay Seafood Restaurant, a dive centre and art galleries. There is also an excellent public jetty at Stein. The closest village is Dunvegan some 5 miles away which has a good local services including shops, bakery, petrol station, health centre, hotels, restaurants and the world famous Dunvegan Castle – the historic seat of Clan MacLeod. Portree, the Island's capital is some 21 miles to the south and has all the services and facilities you would expect of a growing town including supermarkets, shops, restaurants, hotels, primary and secondary schools.

**Entry:** By mutual agreement.

## Services:

Mains water and electricity are believed to be close by. 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.

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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