



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

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## Ruach, Harlosh, Dunvegan, Isle of Skye, IV55 8ZG

2 Acres or thereby (to be confirmed by title deed)

Planning Permissions 10/03629/FUL

Stunning Location

Loch and Mountain Views

**Offers Over £200,000**

De-Crofted Plot



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## Details:

Ruach offers an exciting opportunity to acquire a building plot in a stunning location in the scenic township of Harlosh on Skye's rugged west coast, affording stunning views over Loch Bracadale towards the Cuillin Mountains, MacLeod's Tables. Extending to 2 acres or thereby (to be confirmed by title deeds), Ruach, Harlosh is a stunning plot affording panoramic views over Loch Bracadale towards the Cuillin and, from the rear of the plot, to MacLeod's Tables. The plot is split with approximately 1.5 acres on the township side. The bell mouth access and driveway have been created and this area has a shipping container with electricity connected and a block built shed connected to water and electricity. Both provide dry storage. There is also a natural spring creating a burn and small lochan. Foundations/footings have been installed and have been approved by building control, as has the drainage. Other completed works will be discussed in detail at a later stage with suitably interested parties.

The smaller 0.5 acres section leading towards the shore has a small shed with water and electricity connected. The burn from the small lochan continues through this lower section to the sea.

Access to both parts of the site will be taken from the quiet township road. Work was started under a previous planning permission and this is evidenced by the existing foundations. Further information is available on request from our office in Portree.

## Planning Permission:

Full planning permission was previously granted in February 2008 for the erection of a single or 1 1/2 storey properties. All documents can be viewed on the Highland Council Website [www.highland.gov.uk](http://www.highland.gov.uk) using the planning reference number 10/03629/FUL.

## Location:

The area of Harlosh is situated on the western side of the Island and is made up of a number of smaller townships overlooking the picturesque Lochs Vatten and Bracadale. The nearest village is Dunvegan where you will find a selection of village shops, post office, bars and restaurants, as well as a doctor's surgery and a primary school. Secondary schooling is available from Portree, the island's capital some 23 miles away where you will find all the facilities you would expect of a thriving town including supermarket, builders merchants, cinema, good range of shops, hotels, bars, restaurants, secondary schooling and a cottage hospital. This area makes an ideal base for touring, walking or sailing and attracts many visitors throughout the year.

## Directions:

From Portree take the A87 to Dunvegan, then follow the signs onto the Struan Road B855, turn left onto the A863 towards Struan. After about half a mile there is a church on the left and just after this Harlosh is signposted on the right. Follow the road until you reach a cross roads (with bus shelter) and turn left. The road bends around a bungalow and the Ruach site is the next on the left.

## Services:

Mains electricity and water are on site and connected. Drainage is by way of an installed septic tank and soakaway. Land and surface drainage is also installed. It is the prospective purchasers responsibility to ascertain that all works meet the required standards.

**Entry:** By mutual agreement.



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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