



Riverside Plot Skeabost Bridge, Portree, Isle of Skye, IV51 9NP

Offers Over £165,000

Riverside Building Plot

Woodland Setting

Full Planning Permission

Private Setting

0.83 Acres (to be confirmed by title deed) Salmon Fishing Rights

Located Close to Portree

A rare and exciting opportunity to acquire a substantial 0.83 acre or thereby (to be confirmed by title deed) building plot set in a tranquil and picturesque position on the banks of the river Snizort. Full planning permission is in place for a detached four bedroom, one and a half storey property to be developed on the site.

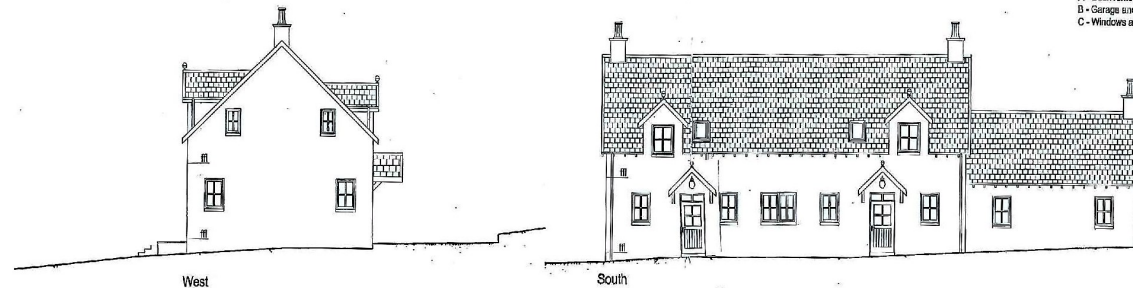
The site is quietly positioned on the banks of the River Snizort within the historic grounds of Skeabost farm and mansion house, surrounded by mature woodland providing privacy in a peaceful setting. Set in Skeabost Bridge the plot is ideally located to take full advantage of the scenic walks surrounding while still being conveniently located to Portree some 7 miles away. The site is levelled with services believed to be located close by, however it is the responsibility of the purchaser to satisfy themselves that connections will be granted.

Also included with the plot is fishing rights for two rods on the River Snizort which is some 8 miles long running to the sea loch estuary at Loch Snizort. The spate river offers prolific salmon and sea trout fishing right on your doorstep making this site ideal for any keen anglers or anyone looking to enjoy a quality lifestyle in a truly special setting.

This plot must be viewed in order to appreciate just what is on offer and the surrounding countryside.

Planning Permission:

Full detailed planning permission was granted on the 6th July 2006, for the erection of an architect designed property. Planning details can be provided from the Isle of Skye Estate Agency office, where all relevant documentation can be viewed. The sellers have had new plans drawn up for a Dualchas designed split longhouse which is more in keeping with the woodland setting. Full planning permission would be required for the Dualchas designed house.



WITTETS ARCHITECTS
USE ONLY DIMENSIONS ONLY
COPYRIGHT RESERVED

Amendments
A - Deck removed and windows amended to suit - 29/08/04 - mm
B - Garage and bedroom 4 removed, windows added - 21/01/05 - mm
C - Windows amended, deck added, window added - 29/07/07 - ap



WITTETS
ARCHITECTS

Riverbank, Broadford, Skye IV49 9AB
T 01471 822434 F 01471 829477
e as@wittets.co.uk www.wittets.co.uk

New House at Skeabost
for Mr & Mrs Heaney
Elevations

1/100
16/04/04 03:78:04C

Drawn by:	Checked by:	Approved by:
Kate Dickson/ H		