



2 Building Sites,

with option for seller to arrange for houses to be erected,
Blinkbonny, Herston, South Ronaldsay, KW17 2RH



LOWS

OFFERS OVER £85,000 and £95,000 for the sites.

These 2 large building sites are set above Herston village and enjoy beautiful views across Widewall Bay.

Each site extends to 1500m² or thereby and has planning permission (OIC ref 22/104/AMC) to erect a new dwelling house. The building warrant for plot 2 will be included in the sale.

Both properties will benefit from high levels of insulation and heat pumps. The design and specification for Plot 2 which includes 70mm exterior insulation, 300mm under floor insulation and M.V.H. follows the passive style of build and will be highly energy efficient.

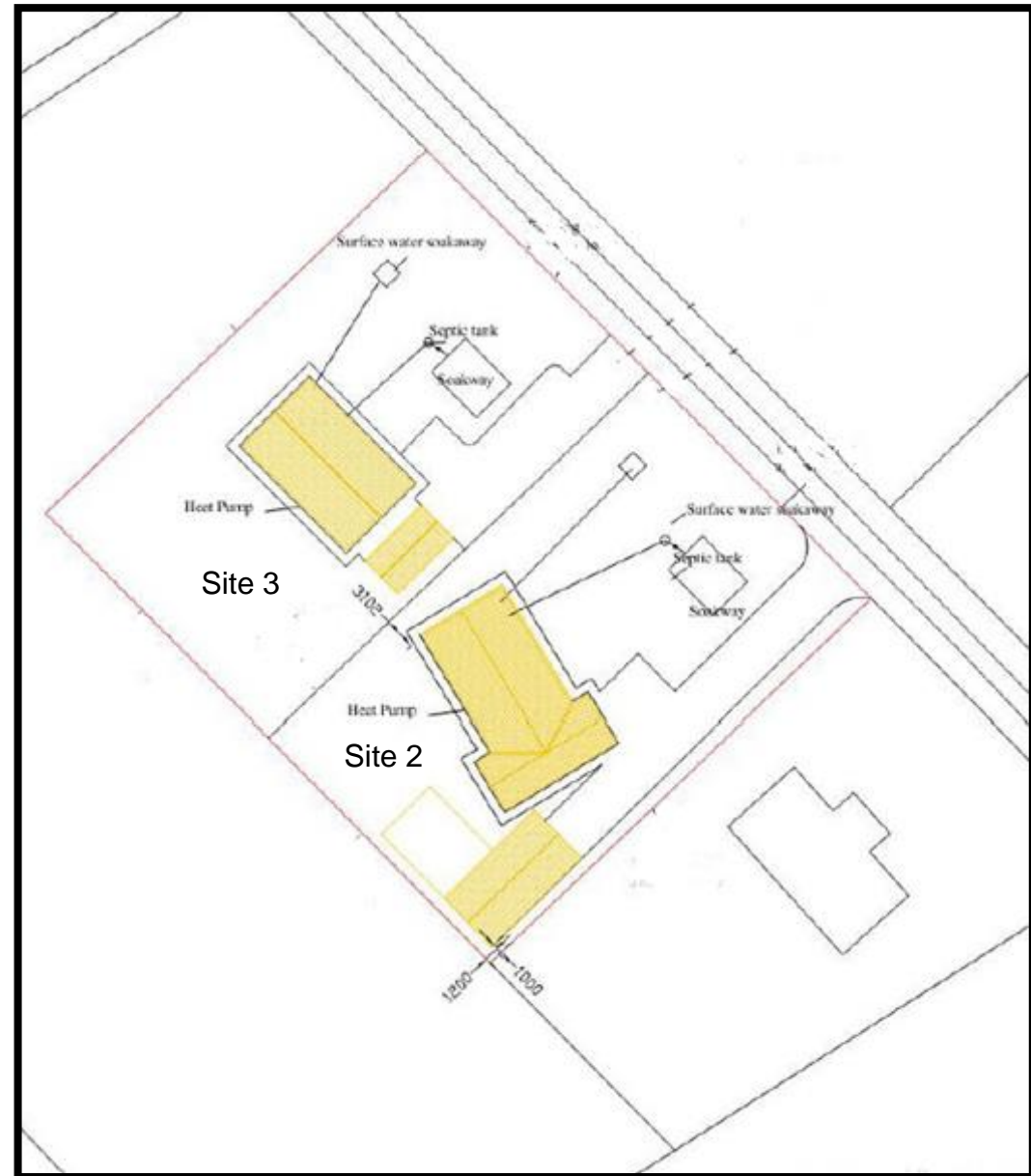
Site 2 has consent to erect a 2-3 bedroom house with open plan living room/ kitchen, games room/bedroom 3 and first floor sitting area. The accommodation also includes a bathroom, utility room and master bedroom with en-suite and walk-in wardrobe. Planning also for a garage/workshop.

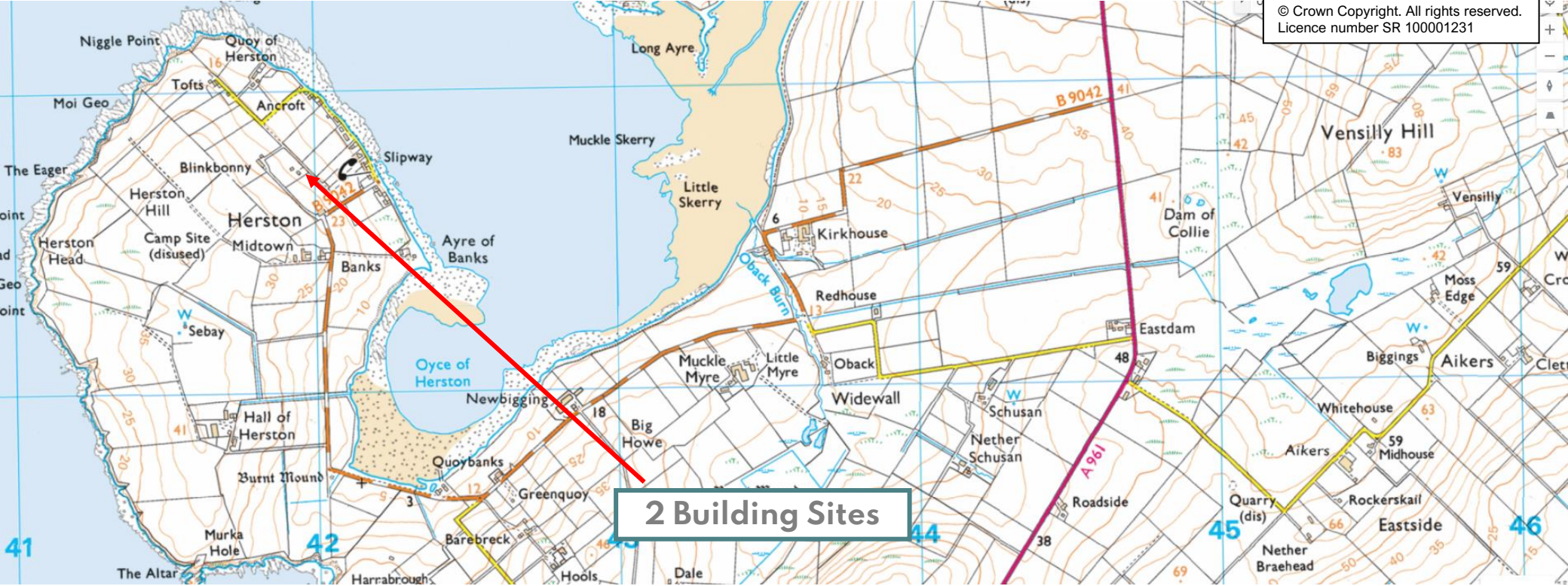
Site 3 has consent to erect a 2 bedroom bungalow with "L" shaped open plan living / dining / kitchen. There is also a shower room and bedroom 1 has a walk-in wardrobe. Planning also for a garage with workshop.

The seller is willing to enter into a builder's contract to arrange the building of the properties if the purchaser so wishes.

LOCATION

These large serviced building sites are set in Hertson village which is approximately 5 miles from St Margaret's Hope and 20 miles from Kirkwall.





2 Building Sites

SERVICES – Mains water and electricity runs through the sites but the connections to the sites are not in place.

ENTRY – By arrangement.

VIEWING – To view simply visit the land.

PRICE – Offers Over £95,000 for Site 2 and Offers Over £85,000 for Site 3.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450
W: www.lowsorkney.co.uk



EJT
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.