



Building plot at Bay of Skaill, Sandwich, KW16 3LR
£95,000





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Building plot at Bay of Skaill Building plot at Sandwick, KW16 3LR

- BUILDING PLOT WITH PLANNING PERMISSION
- FULL PLANNING AND BUILDING WARRANT APPROVAL
- VIDEO AVAILABLE ON OUR WEBSITE
- SPECTACULAR BEACH SIDE LOCATION
- OIC PLANNING PERMISSION REFERENCE 24/067/PP
- RARELY AVAILABLE LOCATION
- SIMPLY VISIT THE SITE TO VIEW
- WHAT3WORDS LOCATION: HEADERS.DOING.VAULTING

K Allan Properties are delighted to present this spectacular building plot at the Bay of Skaill in the historic Parish of Sandwick.

This beautiful plot has planning permission in place for an architect designed 3 bed dwelling, designed by award winning architect Mary Arnold Forster. See Orkney Islands Council planning reference 24/067/PP.

Mary Arnold-Forster Architects (MAFA) is a Highland architecture studio working across rural locations throughout Scotland and the UK. It was formed by Mary in 2016 to create quiet, humane, restrained and beautifully crafted places and spaces based on a rigorous study of site, context, landscape and brief to try to create a backdrop for people's work, their art and lives.

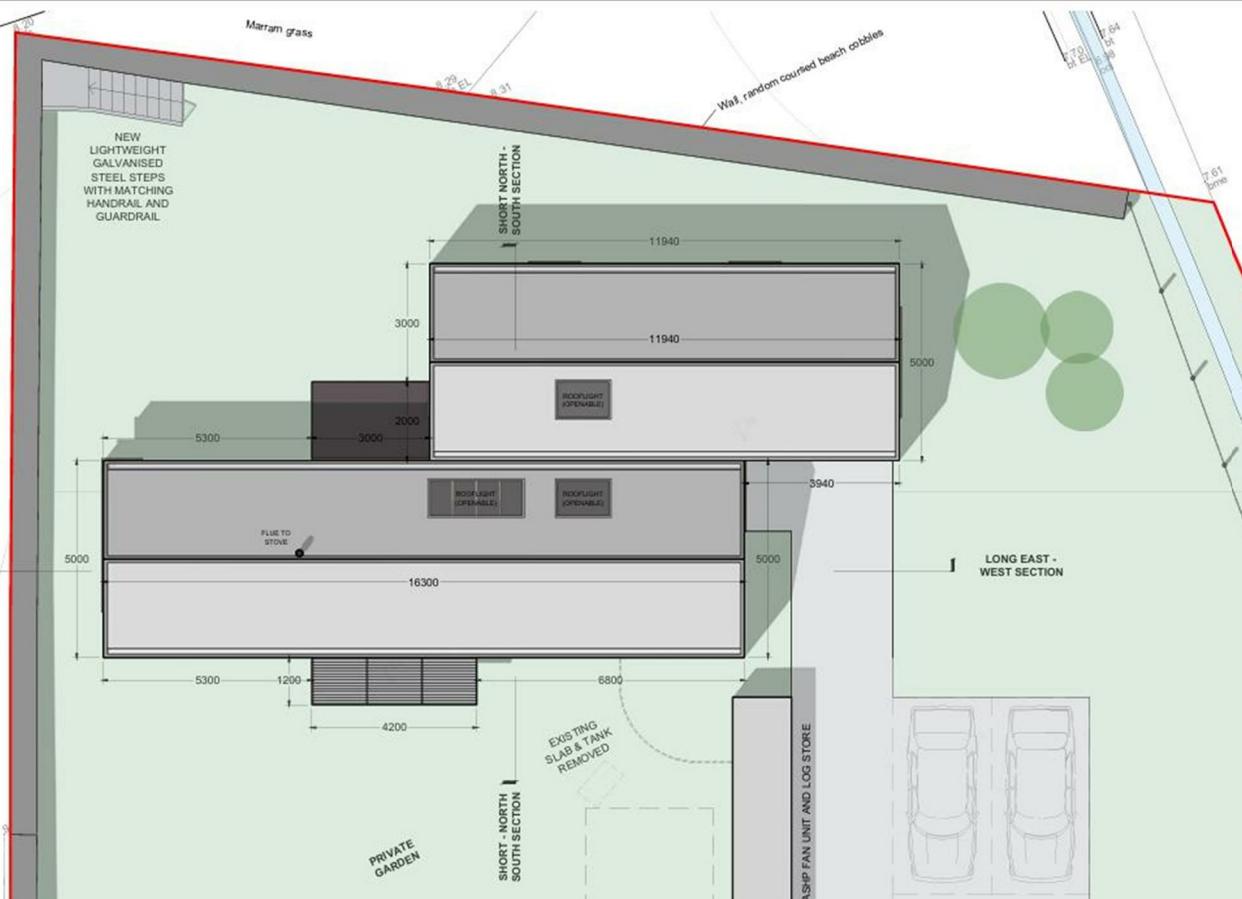
The building warrant application has been submitted for this property and is awaiting approval, reference 25/008.

This is a rare opportunity to build a home with easy access to Skaill beach, close to the Skara Brae world heritage site. Viewing this site is strongly recommended to appreciate the stunning views over the bay.

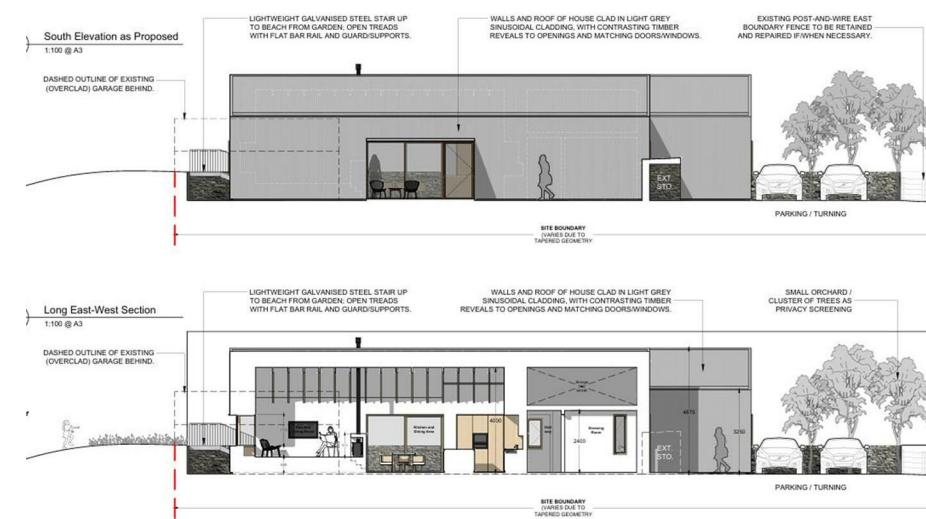
To view, simply visit the plot.



DISCLAIMER

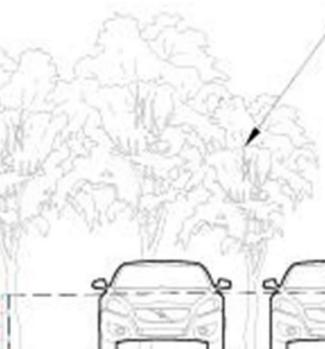


Directions



North Elevation as Proposed

00 @ A3



SMALL ORCHARD /
CLUSTER OF TREES AS
PRIVACY SCREENING.
CAR PARKING AND
TURNING TO SOUTH.

WALLS AND ROOF OF HOUSE
CLAD IN LIGHT GREY SINUSOIDAL
CLADDING, WITH CONTRASTING
TIMBER REVEALS TO OPENINGS
AND MATCHING DOORS/WINDOWS.

CONCEALED GUTTERS/RWPs
THROUGHOUT NEW HOUSE.
BLACK FLUE TO LOG-BURNING
STOVE TO LOUNGE BELOW.

OUTLINE OF NEW LIGHT
GALVANISED STEEL ST
BEACH FROM GARDEN
OPEN TREADS WITH F
RAIL AND GUARD/SUP

PARKING / TURNING

SITE BOUNDARY
(VARIES DUE TO
TAPERED GEOMETRY)

Short North-South Section

00 @ A3



EXISTING GARAGE TO
BE RETAINED, RE-CLAD
WITH GREY CLADDING
TO WALLS AND ROOF,
WITH SOLAR PV PANELS
TO SOUTH-FACING ROOF.

BRISE SOLEIL
TO PROVIDE
ADDITIONAL
SHADE TO WIDE
SOUTH FACING
GLASS SCREEN.

OPEN-PLAN KITCHEN/DINING
AREA WITH ELEVATED 'SNUG'
LOUNGE WITH VIEW TO BEACH.
BLACK FLUE TO LOG-BURNING
STOVE TO LOUNGE BELOW.

OPEN-VAULTED CEILINGS
WITH EXPOSED TIMBER
STRUCTURE TO KITCHEN /
DINING / LIVING & BEDROOM
SPACES (LEVEL CEILINGS
ELSEWHERE AT 2.4m HIGH).

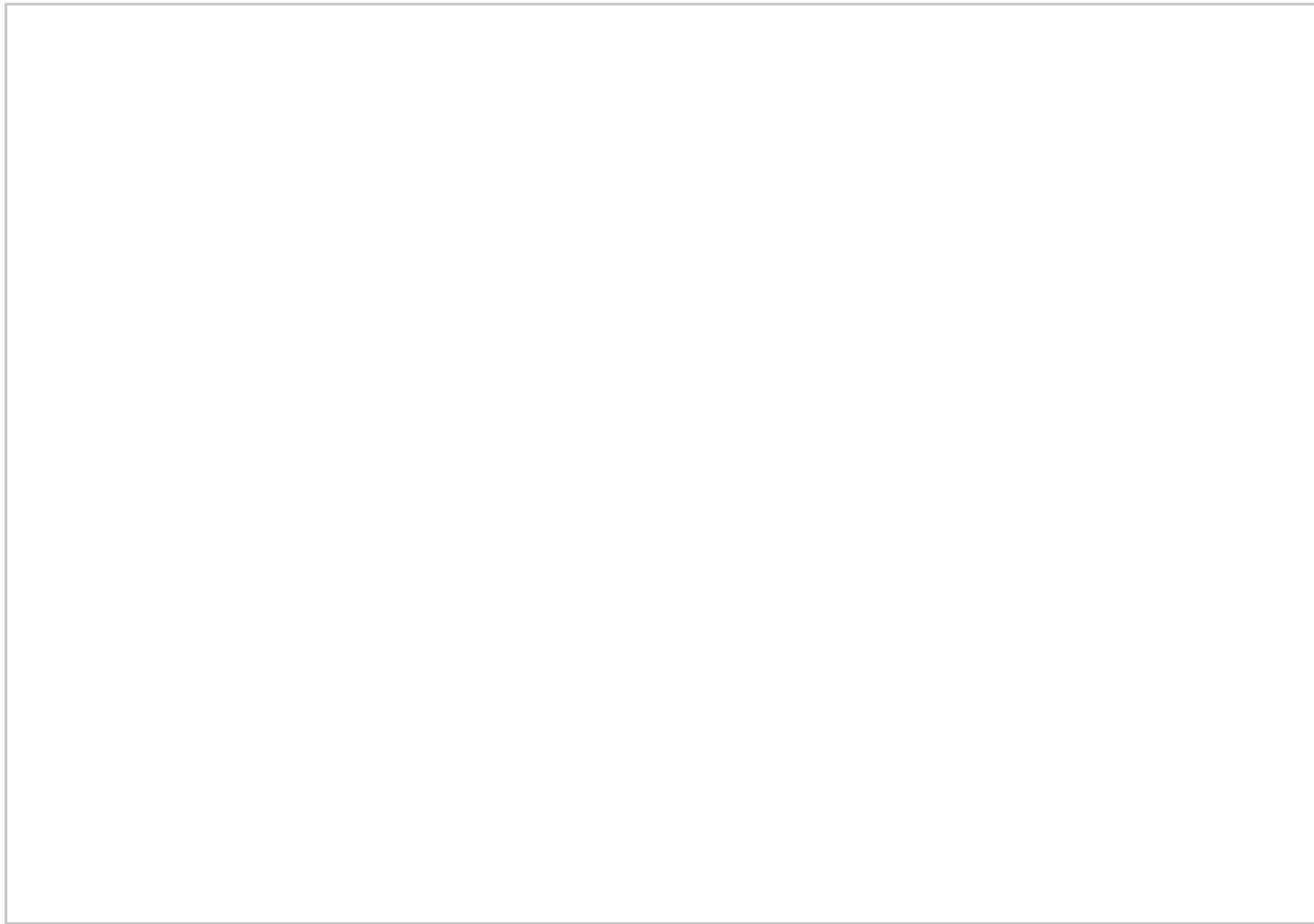
EXISTING
BOUNDARY
INDICATIVE
IN HEIGHT
MARRAM
TO BE RE

EXISTING GARAGE RETAINED
AND RE-CLAD IN GREY: SOUTH
ROOF TO HAVE SOLAR PV PANELS

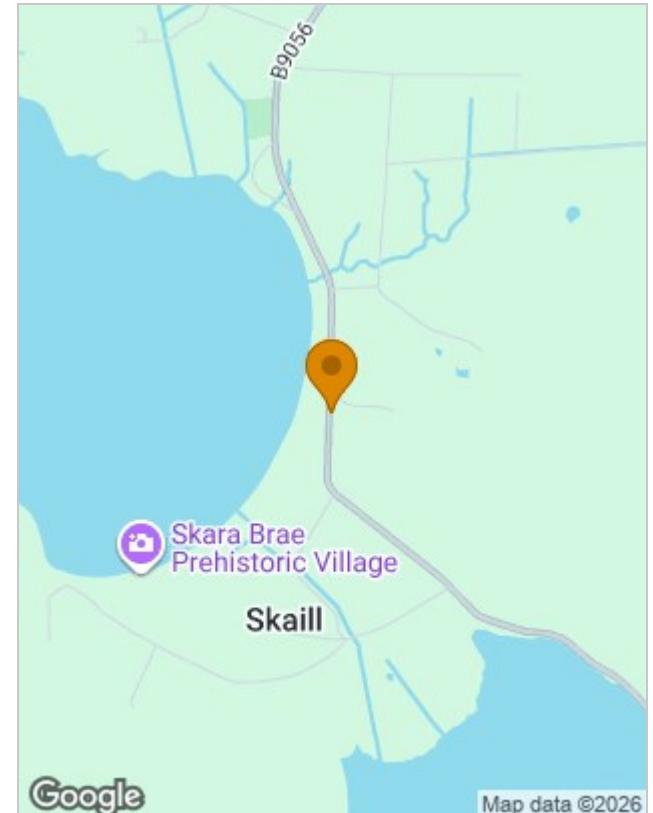
PRIVATE GARDEN BETWEEN NEW PRIVATE HOUSE, EXISTING BOUNDARY
STONE WALL TO DUNES AND BEACH BEYOND, AND REUSED STONE
WALL TO SOUTH AND FORMING OUTDOOR GEAR/BINASHIP/LOG STORE

NEW SINGLE-STOREY TWO BEDROOM HOUSE:
FULL HEIGHT CEILING VOLUME EXPRESSED TO
LIVING / KITCHEN / DINING AND BEDROOM AREAS

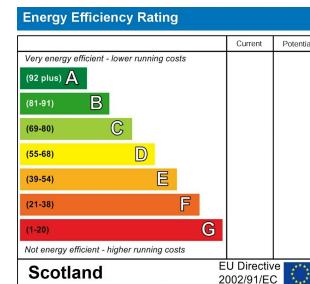
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.