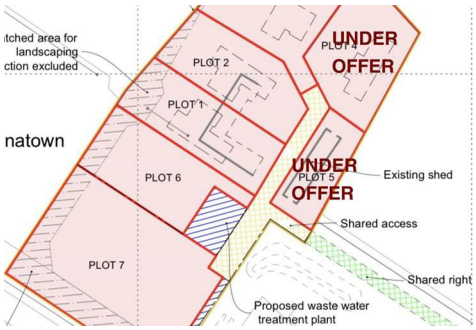
ALLAN PROPERTIES









Downatown, Twatt, Birsay, KW17 2JH

Offers Over £45,000

K Allan Properties is delighted to present Downatown, a collection of six individual building plots along with a restored shed which may open up another opportunity for future development. Located in the Parish of Birsay on Orkney's West Mainland. Set within a peaceful rural landscape, the site offers an excellent opportunity to create modern, energy-efficient homes with beautiful open views across the surrounding countryside towards Boardhouse Loch.

The plots and shed are available individually or as one complete lot, offering flexibility for private buyers, developers, or those looking to create a small cluster of homes within a welcoming community.

Plot Information

Plot 7 – Land for Future Development
Full planning permission for a two-storey, four-bedroom house with double garage.

Plot 6 – Hydroponic Buildings (Planning permission has been approved)

Plot 5 – Rebuilt Agricultural Shed - POA
A newly rebuilt shed measuring 4.5m x 23m, with the warrant completion certificate pending.

Plot 4 – UNDER OFFER
Full Planning Approval
Full planning permission granted for a 2–3 bedroom bungalow.

Plot 3 – Full Planning Approval
Full planning permission granted for a three-bedroom bungalow.

Plot 2 – Replacement Bungalow (Planning permission approved)
Planning sign-off for a replacement 2–3 bedroom bungalow, approved.

Plot 1 – Land for Future Development
Land with no current planning permission, offering scope for future development.

PRICE - Each plot is £45,000 Shed - POA

VIEWINGS
To view, simply visit the sites.
Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO
K Allan Properties
Watergate
Kirkwall
KW15 1PD
info@kallanproperties.co.uk

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.
The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, while receiving the best customer service, we would love to help.

ANTI MONEY LAUNDERING LEGISLATION
As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

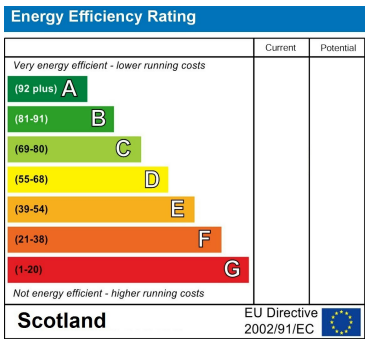
DISCLAIMER
Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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