



## Land 3 land near Caperhouse, Netherbrough Road, Harray, Orkney, KW17

### Offers In The Region Of £45,000

K Allan Properties are delighted to present this area of land to the market for sale which is positioned on the West Mainland of Orkney, in the Parish of Harray. Positioned beautifully in a meadow, overlooking countryside, and benefiting from panoramic rural views.

We advise anyone interested in this land as a project to discuss plans with an architect and then consult with the Orkney Islands Council planning department.

The land is presented to the market with no planning in place.

All electricity and water connections are understood to be close by.

The land size is approx. 0.255 Acres.

## LOCATION

Harray is a parish positioned centrally on the Orkney Mainland. Harray is well known for its fertile farming land and freshwater loch which is well known for fishing.

## SERVICES

It is understood that services are close by.

## 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 received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

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, combined with receiving the best customer service, we would love to help.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## VIEWINGS FOLLOWING ACCEPTANCE OF AN OFFER

Once an offer has been accepted and the property is marked as "Under Offer", K Allan Properties will not arrange or facilitate any further viewings of the property.

Any requests for access following acceptance of an offer will be considered only where required by the terms of the concluded missives, by agreement between the seller and purchaser, or where otherwise legally necessary.

K Allan Properties reserves the right to refuse requests for additional viewings or inspections which are not required under the terms of the transaction.

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

## 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 or water services or any appliances. Photographs may have been taken with a wide angle lens.

# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>			EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

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