



## Parcel of land alongside Chalmersquoy, Westray, Orkney, KW17 2BZ

Offers Over £99,950

K Allan Properties are delighted to present this desirable parcel of land to the market. The land is positioned on the waterfront of Broughton, on the outskirts of Pierowall village on the popular island of Westray and benefits from a spectacular sea view. The land is 1.5 acres and there are 2 sets of lapsed planning permissions; one for outline planning for 3 plot builds and another for 1 strawbale house with wind turbine.

Westray is a thriving island with well stocked local shops, junior high school, hotel and eateries including chip shop and fish shop, care home, golf course, seasonal marina and sailing club, heritage centre and historic sites. An abundance of bird and wildlife can be seen on the island.

Transport to Westray is by regular ferry service from Kirkwall, or flight from Kirkwall airport.

To view, simply visit the land.

## SERVICES

Electricity: Understood to be close by

Water: Understood to be close by

## VIEWINGS

Simply visit the site

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

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.

## 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

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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