



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

Offers Over £75,000





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# Building plot at Bay of Skail 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 Skail 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.

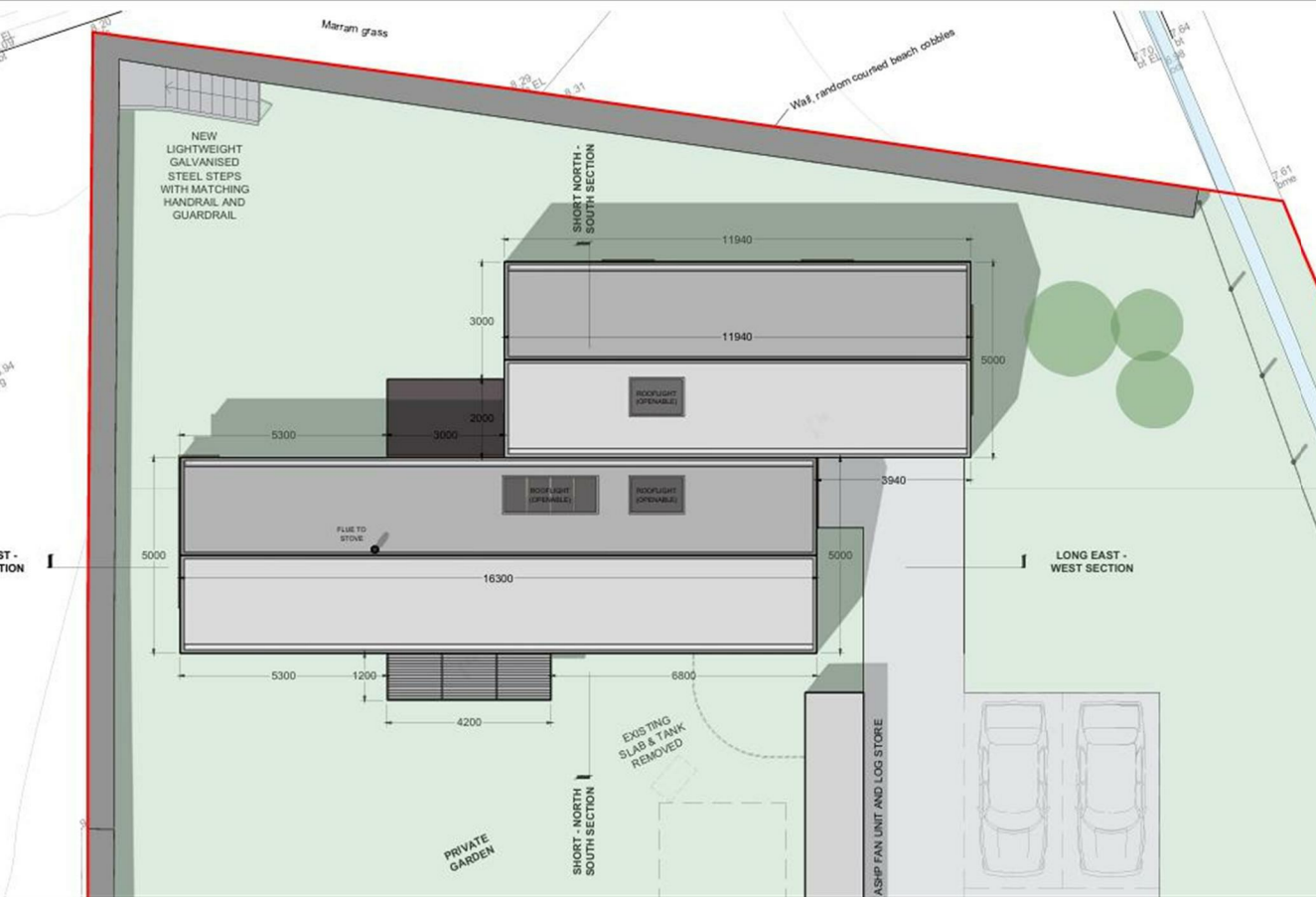
This is a rare opportunity to build a home with easy access to Skail beach, close to the Skara Brae world heritage site. Viewing this site is strongly recommended to appreciate the stunning views over the bay.

To view, simply visit the plot.

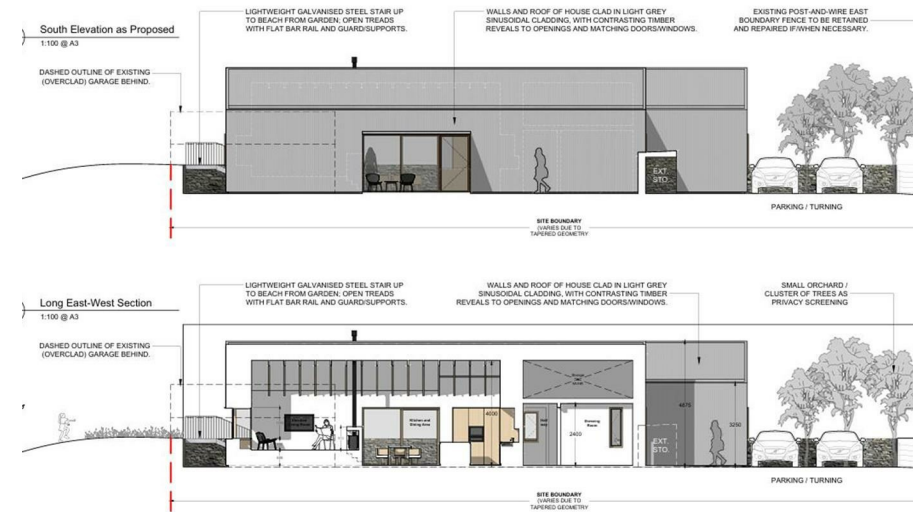


DISCLAIMER





## Directions



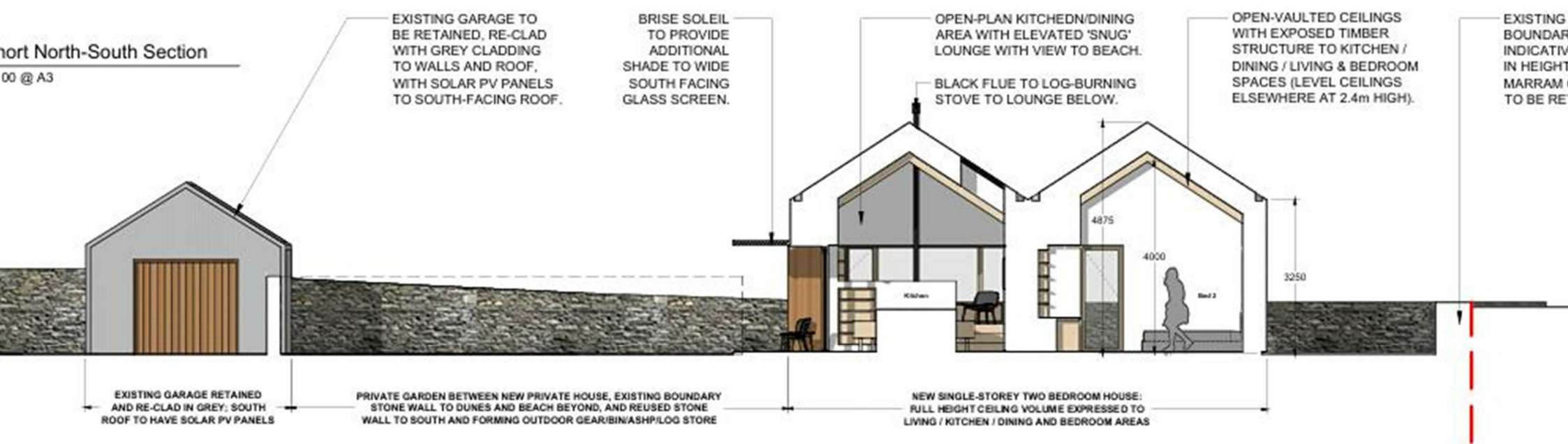
### North Elevation as Proposed

00 @ A3



### North-South Section

00 @ A3



## Floor Plans



## Viewing

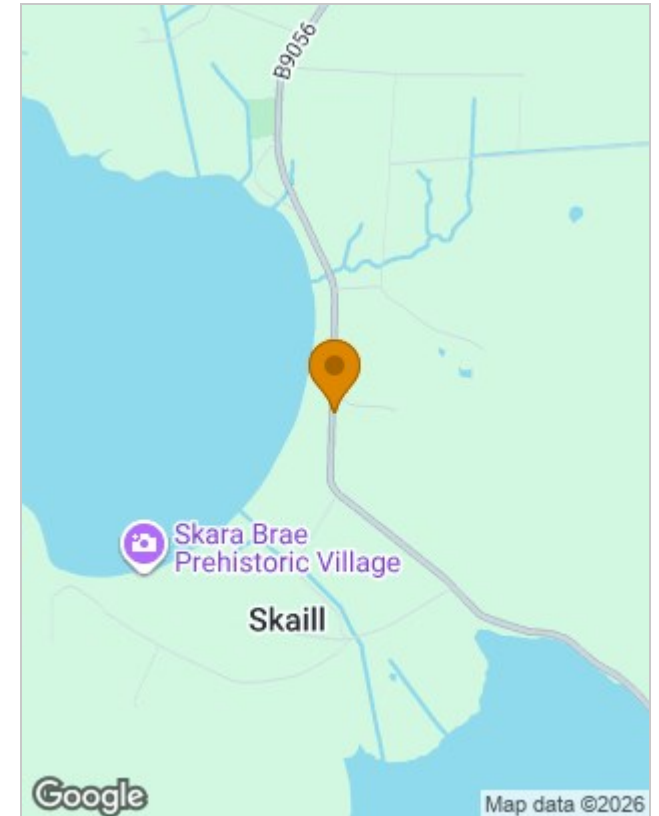
Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

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.

Watergate, Kirkwall, Orkney, KW15 1PD

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## Location Map



## Energy Performance Graph

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