



House Site At Glen Bernera, Glenelg, Kyle Of Lochalsh IV40 8JZ

- **Building Plot**
- **Outstanding scenic location**
- **Approximately half an acre**

Offers around £85,000

Viewing: By telephoning the seller on 01599 522327 to arrange an appointment to view.



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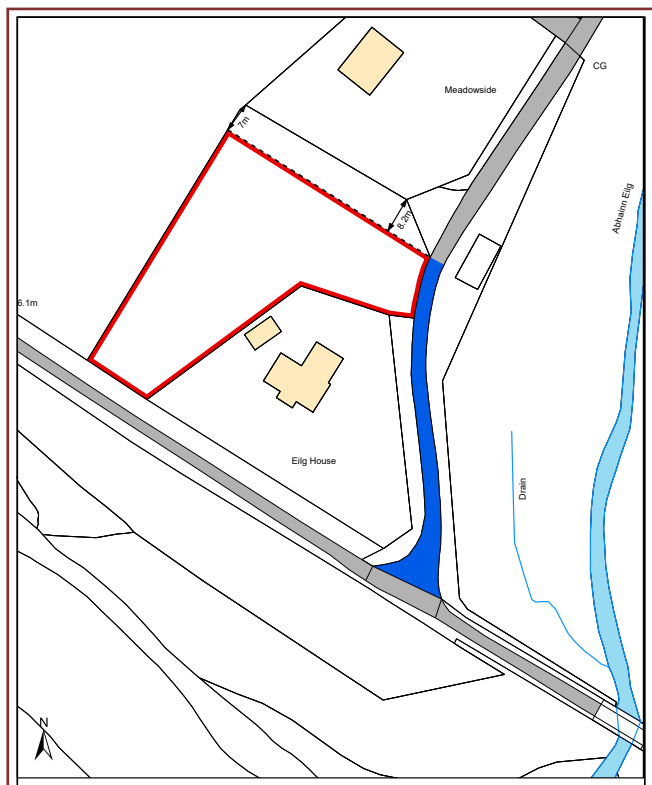
Glenelg is an area on the west coast of Scotland of outstanding scenic beauty. The village of Glenelg has a primary school, shop/Post Office and hotel/bar which offers accommodation. The area is steeped in history. Glenelg nestles between the Kintail mountains and is truly a highland hideaway. In this area the population swells threefold during the summer months. Visitors are attracted to the area by the many opportunities for hill walking and outdoor pursuits as well as the abundance of indigenous wildlife.

LOCATION

The building plot which has now become available at Glen Bernera offers uninterrupted views over the Bay of Glenelg and the Sound of Sleat and is only about one hundred yards from the shingle beach of the Bay of Glenelg. The site extends to approximately one half of an acre and is the last site to be sold of a small three plot development.

PLANNING PERMISSION

Outline Planning Permission dated 2011 was previously granted but has now lapsed. A copy of the lapsed Planning Permission will be provided to interested parties for guidance only. The seller will accept an offer subject to planning.



SERVICES

Road

The seller will construct the access road serving the development from the main public road to a standard suitable for adoption by the local roads authority (there will be no guarantee that the road will eventually be adopted). Maintenance of the roadway following construction will be according to user.

Drainage

Drainage will be by way of a private drainage system situated wholly within the site and to be constructed by the purchaser at their sole cost.

Electricity

Connection for electricity and telephone are adjacent to the site.

Water

There is currently no water supply to the plot. A mains water supply is located on land to the east owned by Burton Property Trust. The seller at their own cost will use their best endeavours to obtain a servitude right to lay a water supply pipe through Trust land to connect into the mains. The seller will accept an offer subject to this.

DIRECTIONS

Travel to Glenelg. Just as you reach the outskirts of the village turn right along the road signposted Galltair. Travel down that road for approximately a mile and the site is located on the right hand side of the main road.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date.

All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error.

Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.

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