



BUILDING PLOT AT BAY OF SKAILL

PLOT WITH PLANNING PERMISSION

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

Offers Over £85,000

ALLAN PROPERTIES





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.

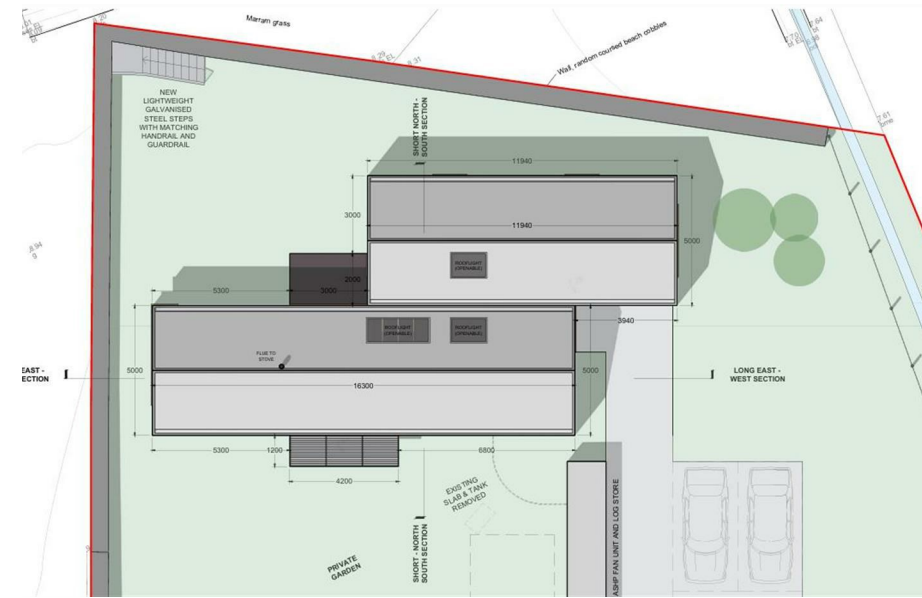


DISCLAIMER





Directions



South Elevation as Proposed

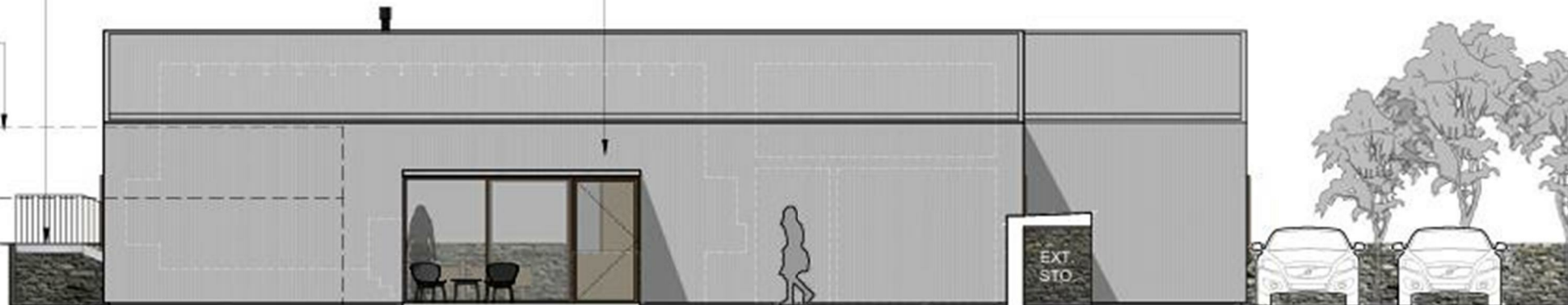
00 @ A3

DASHED OUTLINE OF EXISTING
(OVERCLAD) GARAGE BEHIND.

LIGHTWEIGHT GALVANISED STEEL STAIR UP
TO BEACH FROM GARDEN: OPEN TREADS
WITH FLAT BAR RAIL AND GUARD/SUPPORTS.

WALLS AND ROOF OF HOUSE CLAD IN LIGHT GREY
SINUSOIDAL CLADDING, WITH CONTRASTING TIMBER
REVEALS TO OPENINGS AND MATCHING DOORS/WINDOWS.

EXISTING POST-AND-WIRE EAST
BOUNDARY FENCE TO BE RETAINED
AND REPAIRED IF/WHEN NECESSARY.



PARKING / TURNING

SITE BOUNDARY
(VARIES DUE TO
TAPERED GEOMETRY)

Long East-West Section

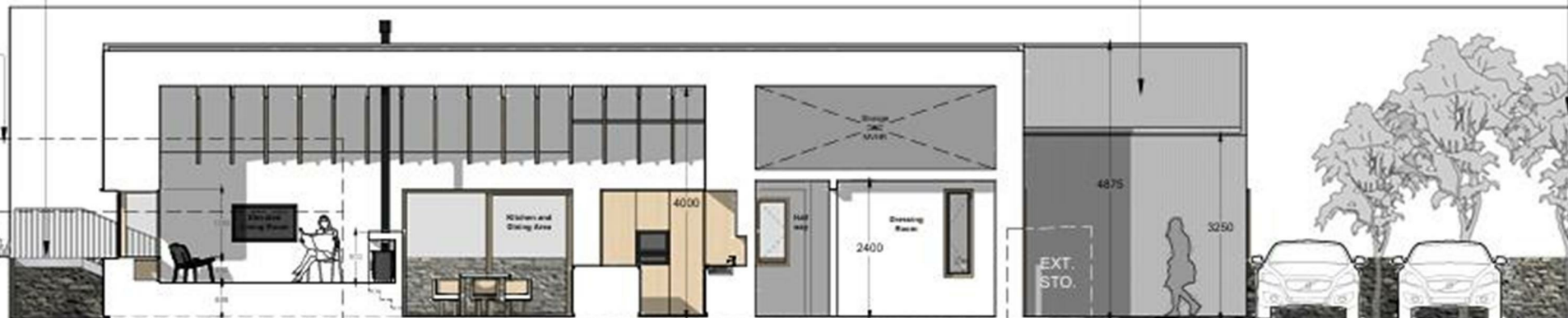
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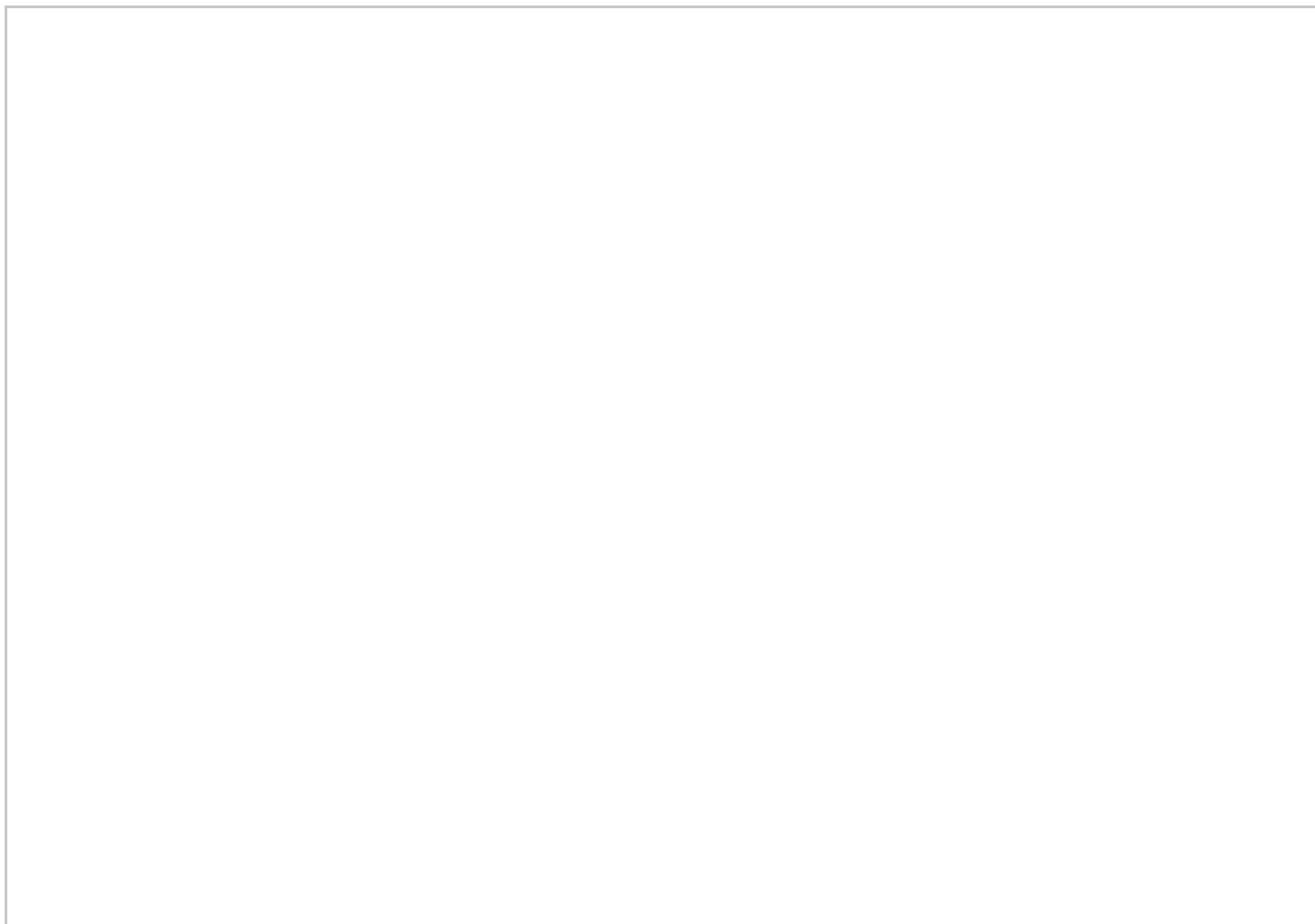
SMALL ORCHARD /
CLUSTER OF TREES AS
PRIVACY SCREENING



PARKING / TURNING

SITE BOUNDARY
(VARIES DUE TO
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Floor Plans



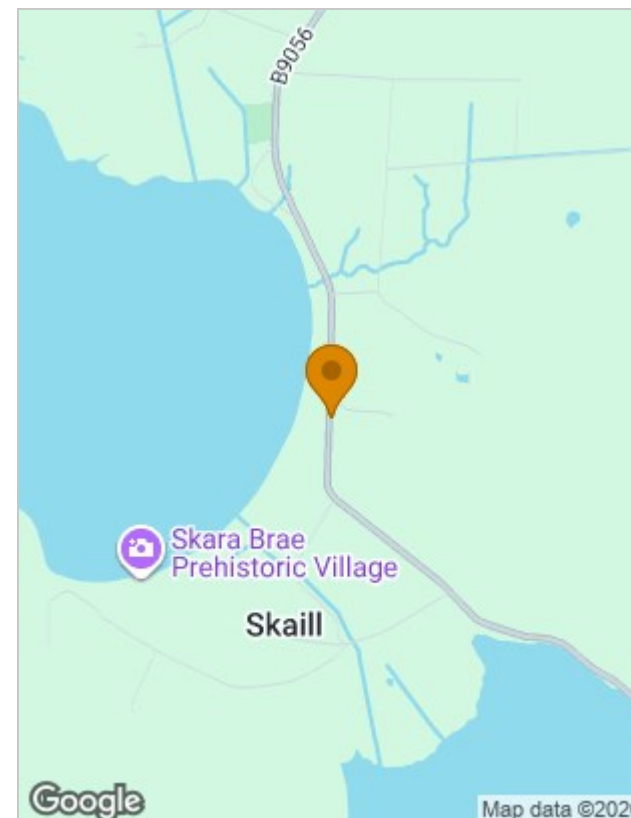
Viewing

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.

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Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>

Location Map



Energy Performance Graph

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