



## Building Site at Brinian, Rousay, KW17 2PU

From an elevated south-facing position adjacent to the Trumland RSPB bird reserve, this large building plot (0.75 acres/3050m<sup>2</sup> or thereby) offers stunning panoramic sea views. The quiet and secluded site is sheltered by many mature trees and has planning consent to erect a dwelling house (OIC ref. 19/206/PP). There is a substantial access track along with a private water supply and a 50' x 30' approx. store shed.

**OFFERS OVER  
£77,000**



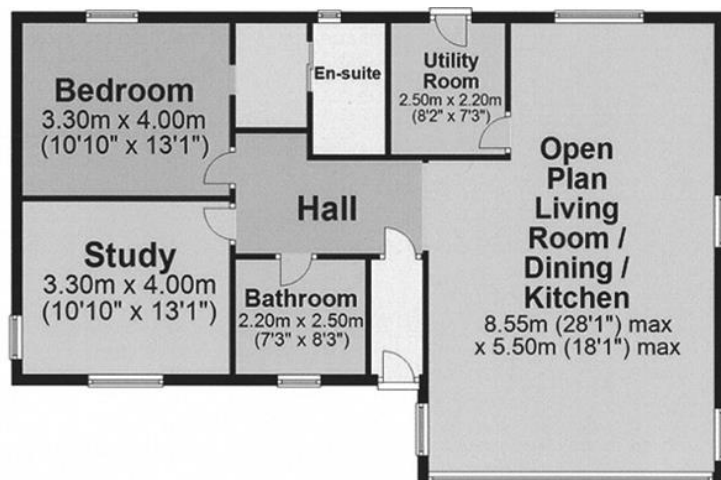
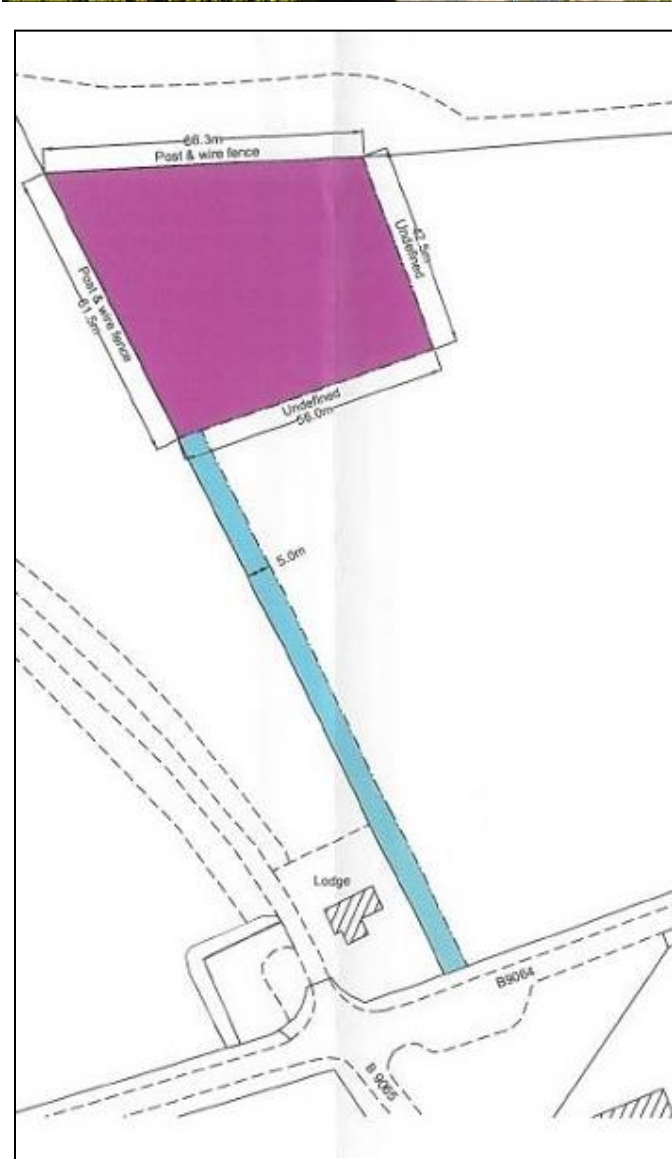


- Planning consent (OIC ref 19/206/99) to erect a 1-2 bedroom dwelling house with open plan living room / dining room/ kitchen. The master bedroom has a walk-in wardrobe leading to the en-suite. Fitted staircase leading up to the large first floor store room.
- Modern 50' x 30' store for agricultural/ forestry purposes, should purchasers wish to use it for other purposes, in whole or part, a planning application would be required.
- Private water supply on site, purchasers liable for taking other services to the site. The sellers have a quote, dated 3<sup>rd</sup> Dec. 2018, from SSE for £10,677 to provide an electricity connection to the property.
- Outstanding panoramic sea view from elevated position.

## LOCATION

The site is situated on the picturesque island of Rousay which is one of Orkneys inner north isles. The island is connected to the Orkney mainland by a scheduled ferry service and the amenities include a primary school, shop and hotel.

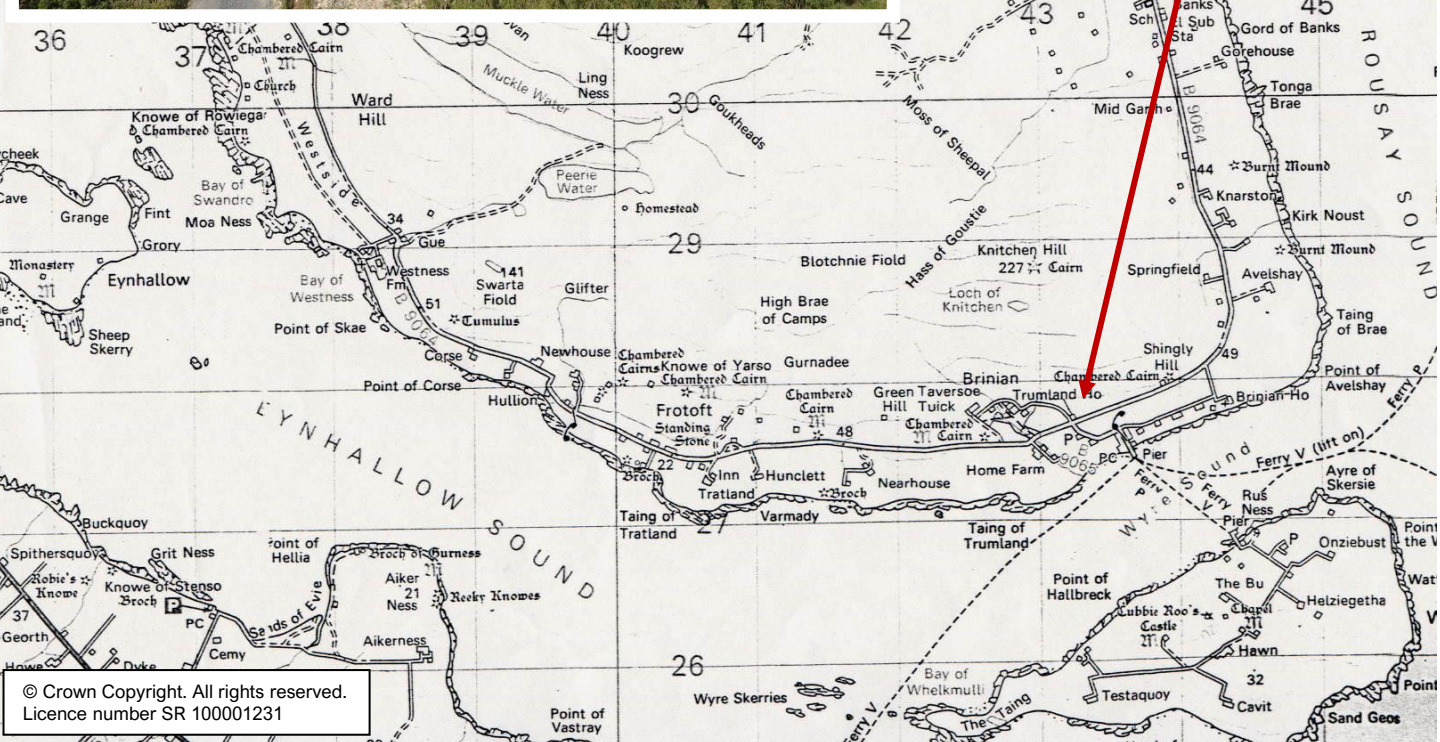








## Building Site at Brinian, Rousay



**SERVICES** – Private water supply.

**ENTRY** – Early entry available.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers over £77,000

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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EJP

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.