

# AREA OF GROUND NEAR NORTH KIRK, SHAPINSAY

## OFFERS OVER £28,000

There has previously been full Planning Consent and Building Warrant to erect a spacious 4 bedroom dwellinghouse on the south facing building site. Offers beautiful views over farmland and sea to the Orkney Mainland. The seller will consider offers that are “subject to planning consent being approved” .

Plans show a living room • Kitchen with dining area  
Utility room • Bathroom • 4 bedrooms, one en-suite  
Ground Source Heat Pump providing central heating  
UPVC framed double glazed windows and doors.

[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

## GRANT PLANNING CONSENT SUBJECT TO CONDITIONS

Ref: 07/628/PPF

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### DECISION NOTICE

Town and Country Planning (Scotland) Act 1997  
Town and Country Planning (General Development Procedure)(Scotland) Order 1992

#### TO:

Mr & Mrs Bird  
c/o Norscot Joinery Limited  
Bower Workshops  
Bower  
Wick  
Caithness  
KW1 4TL

With references to your application registered on 20 November 2007 for planning permission for the following development:-

#### PROPOSAL

Erect house

#### LOCATION

North Kirk, (land Near),  
Shapinsay,  
HY496173;

#### DECISION

The Orkney Islands Council in exercise of its powers under the above Acts and Orders, having considered the above proposals, the plans endorsed as relating to it and the particulars given in the above application hereby:-

#### **GRANT Planning Consent subject to the conditions listed on the attached paper apart.**

NOTE: It should be understood that the permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Act, Roads (Scotland) Act 1984, The Water (Scotland) Act 1980, Environmental Protection Act 1990, etc.

Dated: 11th January 2008

Ref: 07/628/PPF

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### DECISION NOTICE

### PAPER APART

### TERMS AND CONDITIONS

01. That the development hereby permitted shall be started within five years of the date of this permission.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

02. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved by, the Planning Authority.

Reason: To ensure that the external appearance of the building is acceptable.

03. That before the development hereby permitted is completed or brought into use, 2 off-street car parking spaces shall be provided within the curtilage of the site, and shall thereafter be maintained as parking and manoeuvring areas.

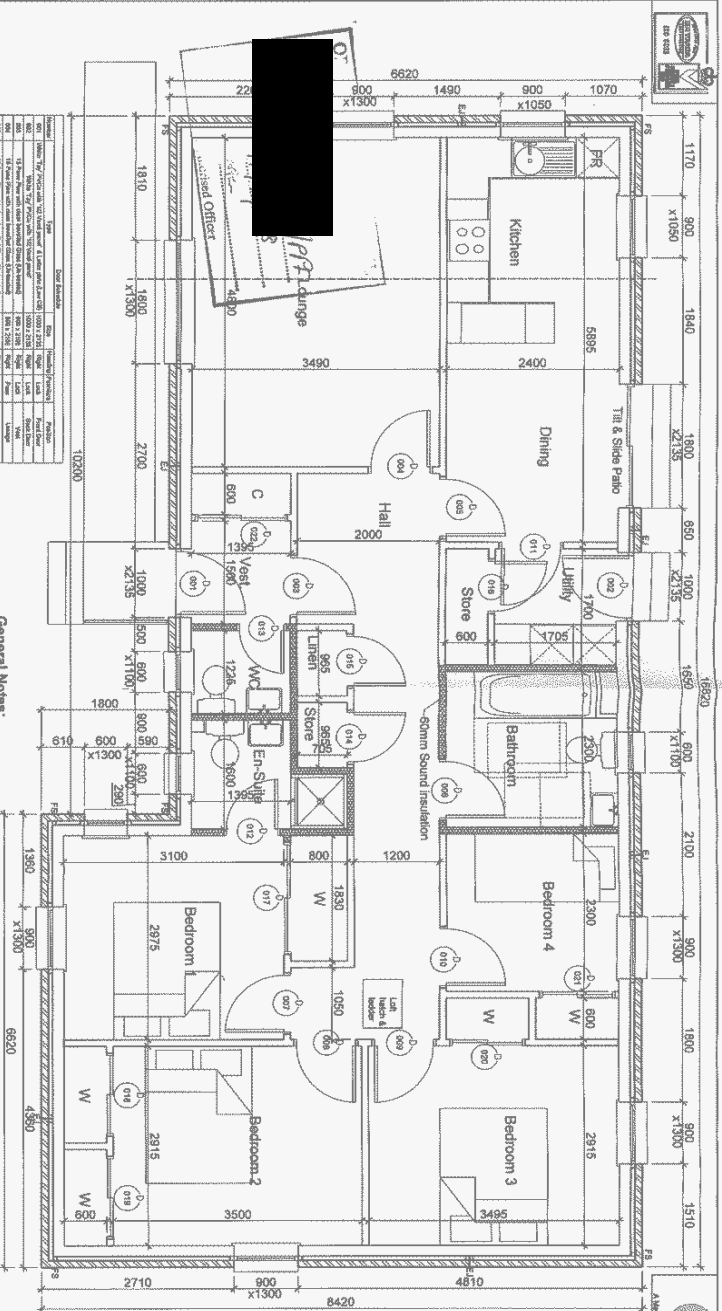
Reason: To ensure the provision of adequate parking facilities within the site

**Informative:** Scottish Water informs that there is insufficient capacity at Shapinsay Water Treatment Works to serve the proposed development. Please find a copy of the Scottish Water Consultation Response attached for your information.

#### **PLEASE NOTE THAT THIS DEVELOPMENT SHOULD BE BUILT IN ACCORDANCE WITH HEREBY APPROVED PLANS.**

**NOTE: It is the responsibility of the developer to ensure that services including telephone and electricity lines, water mains and sewers are protected. You should contact the relevant service providers to check whether such services would be affected.**

***Date of Decision: 11th January 2008***



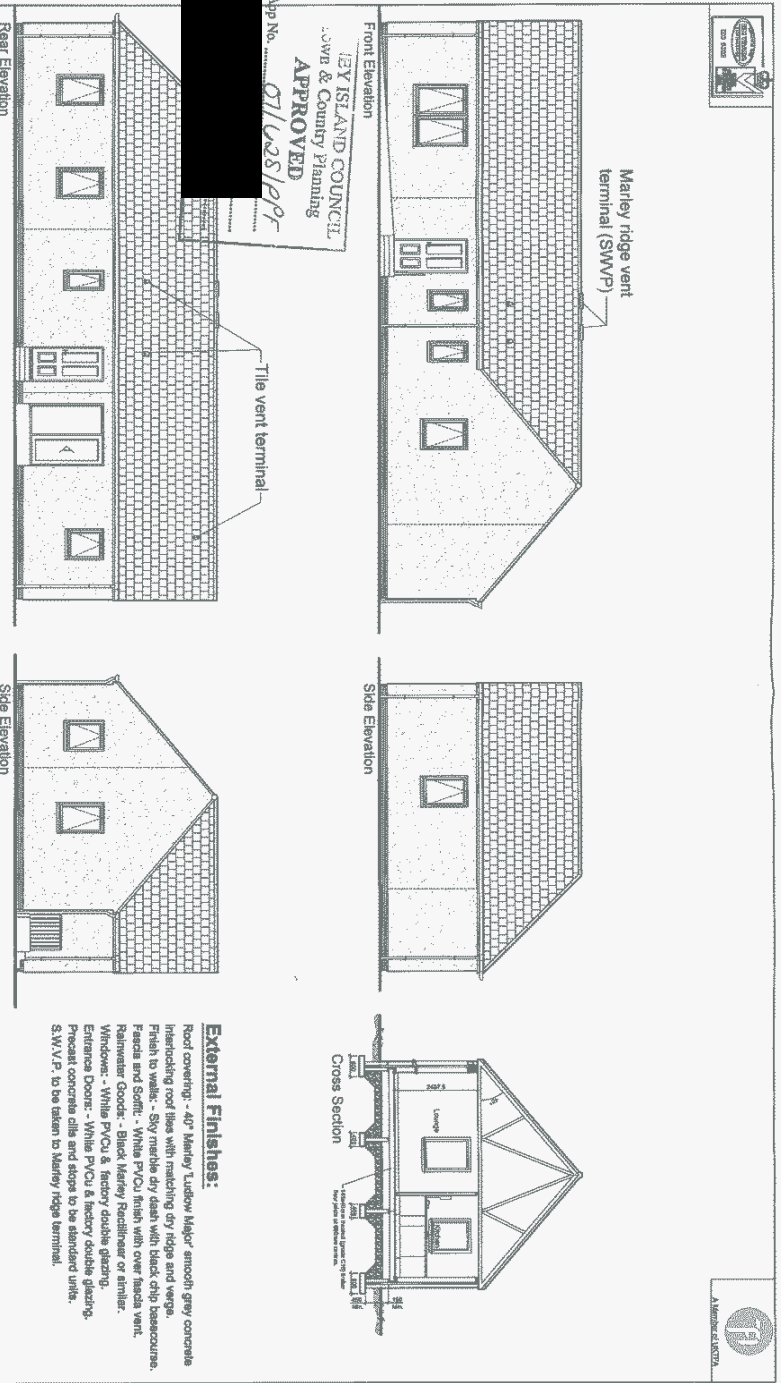
Room No.	Room Name	Area (sqm)	Area (sqft)	Volume (cu m)	Volume (cu ft)
001	Living	18.00	194.00	36.00	399.00
002	Dining	17.00	183.00	34.00	369.00
003	Kitchen	10.00	107.00	20.00	217.00
004	Bedroom 1	13.30	143.00	26.60	288.00
005	Bedroom 2	13.30	143.00	26.60	288.00
006	Bedroom 3	13.30	143.00	26.60	288.00
007	Bedroom 4	13.30	143.00	26.60	288.00
008	Bathroom	5.00	53.00	10.00	107.00
009	En-Suite	3.00	32.00	6.00	65.00
010	W.C.	2.00	21.00	4.00	43.00
011	Linen	1.00	10.00	2.00	21.00
012	Store	1.00	10.00	2.00	21.00
013	Store	1.00	10.00	2.00	21.00
014	Store	1.00	10.00	2.00	21.00
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**General Notes:**  
 Front entrance door to have a clear opening of 800mm and threshold to permit unassisted wheelchair access in accordance with clause 4.1.9 of the Building (Scotland) Regulations 2007.  
 Internal doors to be as per schedule.  
 All obscure glazing to external doors, bathrooms, WC and en-suite to be 'Minister' pattern.  
 Partition around bathrooms to be filled with 60mm insulation, as denoted by hatching.  
 Thermostatic valves to be fitted to hot water supply.

**General Floor Plan**

**Notscot Joinery Limited**  
 Bowrie Workalike Centre, KY11 4TL  
 Telephone: 01853 641303  
 Web site: www.notscot.co.uk  
 Email: info@notscot.co.uk

Customer: Mr & Mrs Bird  
 Location: Shapinsay, Orkney  
 Drawn By: WAB  
 Scale: 1:50  
 Checked By: [Signature]  
 Date: 01/11/07  
 Drawing No: N07/5902  
 Revision: A  
 Rep: A - Door schedule amended: 15/10/07/MS



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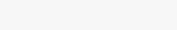
**External Finishes:**  
 Roof covering: - 40" Marley /Tudor Major smooth grey concrete interlocking roof tiles with matching dry ridge and verges.  
 Finish to walls: - Sky marble dry dash with black chip basaltcourse.  
 Facias and Soffit: - White PVCU finish with over fascia vent.  
 Rainwater Goods: - Black Marley Rainwater or similar.  
 Windows: - White PVCU & factory double glazing.  
 Entrance Doors: - White PVCU & factory double glazing.  
 Present concrete cells and steps to be retained.  
 S.M.V.P. to be fitted to Marley ridge terminal.



Customer: Mr & Mrs Bird  
 Location: Shapinsay, Orkney

Drawn By: WAB  
 Scale: 1:50  
 Checked By: [Signature]  
 Date: 01/11/07

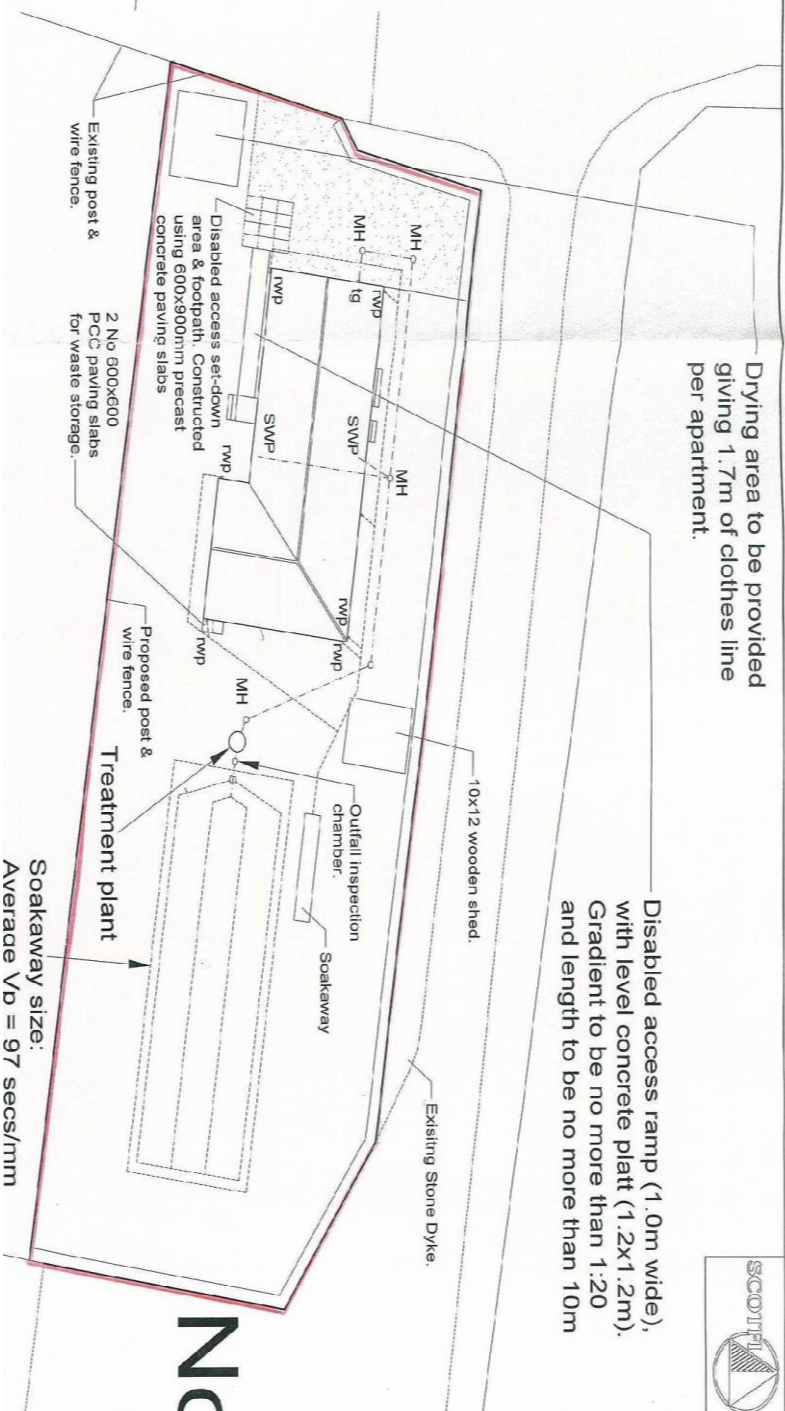
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 Revision: [Blank]





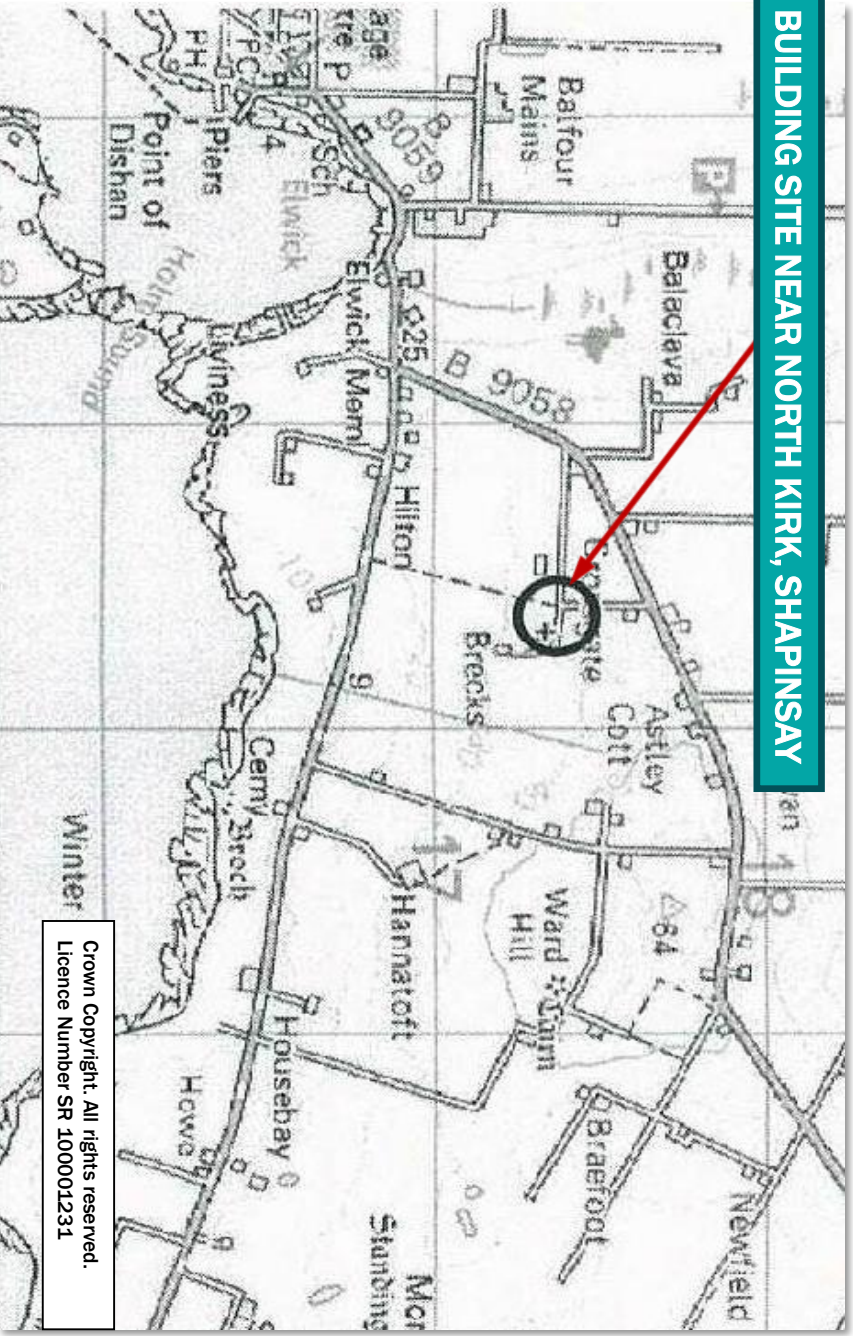
Drying area to be provided giving 1.7m of clothes line per apartment.

Disabled access ramp (1.0m wide), with level concrete platt (1.2x1.2m). Gradient to be no more than 1:20 and length to be no more than 10m



Soakaway size:  
Average Vd = 97 secs/mm

## BUILDING SITE NEAR NORTH KIRK, SHAPINSAY



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### LOWS

Solicitors – Estate Agents  
5 Broad Street  
Kirkwall

Orkney, KW15 1DH  
T. 01856 873151 F. 01856 875450  
enquiries@lowsorkney.co.uk  
www.lowsorkney.co.uk

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

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

RJF