

PLOT FOR SALE

AIRD OF SLEAT, SLEAT, ISLE OF SKYE IV45 8RU

From northmost corner of plot looking south



Overview: An elevated house site extending to approximately 0.20 acres with Outline Planning Permission situated in a stunning and highly desirable rural location with stunning panoramic views across the Sound of Sleat towards the mainland and the island of Eigg.

Location: Aird of Sleat is at the southernmost tip of the beautiful island of Skye. It has a stunning outlook over the Sound of Sleat towards the islands of Eigg and Rhum to the southwest, to the Ardnamurchan peninsula to the south, and to the sands of Morar to the east. A car ferry operates from Mallaig on the mainland (some 40 miles west of Fort William) to Armadale. The crofting township of Aird is located at the southern end of the Sleat peninsula and is accessed by a single track road which makes an enjoyable journey with spectacular scenery at every turn. It is approximately three and a half miles from the village of Ardvassar and some twenty miles from the larger centre of Broadford. Travel south from Ardvassar on the A851 all the way to the end of the tarmac road where there is parking. Walk back 50-100 yards to the last gate on the north side of the road and go through this onto a rough track up the hill. Follow the track some 300 yards, between two houses and then onto the hill beyond. The site is situated above these residential properties on the open hillside amongst the ruins of an old clachan. Please remember to close gates behind you and if you are taking a dog please keep it on a lead. Both sheep and cows graze the surrounding land. Please follow the Countryside code.

Description: The site comprises a roughly square area of ground on a slope. It is fenced with a concrete/timber post and wire netting fence. There is a vehicle entrance into the site by way of a stockproof metal gate. Out of use Scottish Water equipment is in evidence. The remainder of the site is overgrown with rough grass and rushes. The site is approximately 915 sq.m (1,100 sq. yards) or approx. 0.20 acre. Water and electricity services are available nearby. Outline Planning Permission for the erection of a house was granted in October 2007 under Planning Reference no. 07/00304/OUTSL, details of which are available at our offices. It will be the purchaser's responsibility for the construction of an access road to the site and for the installation and connection to services.

Price: Offers around £45,000 are invited.

Viewing: Interested parties should contact Marwicks Solicitors (0131) 556 5938 in the first instance.

Looking east towards mainland



Looking south towards Isle of Eigg

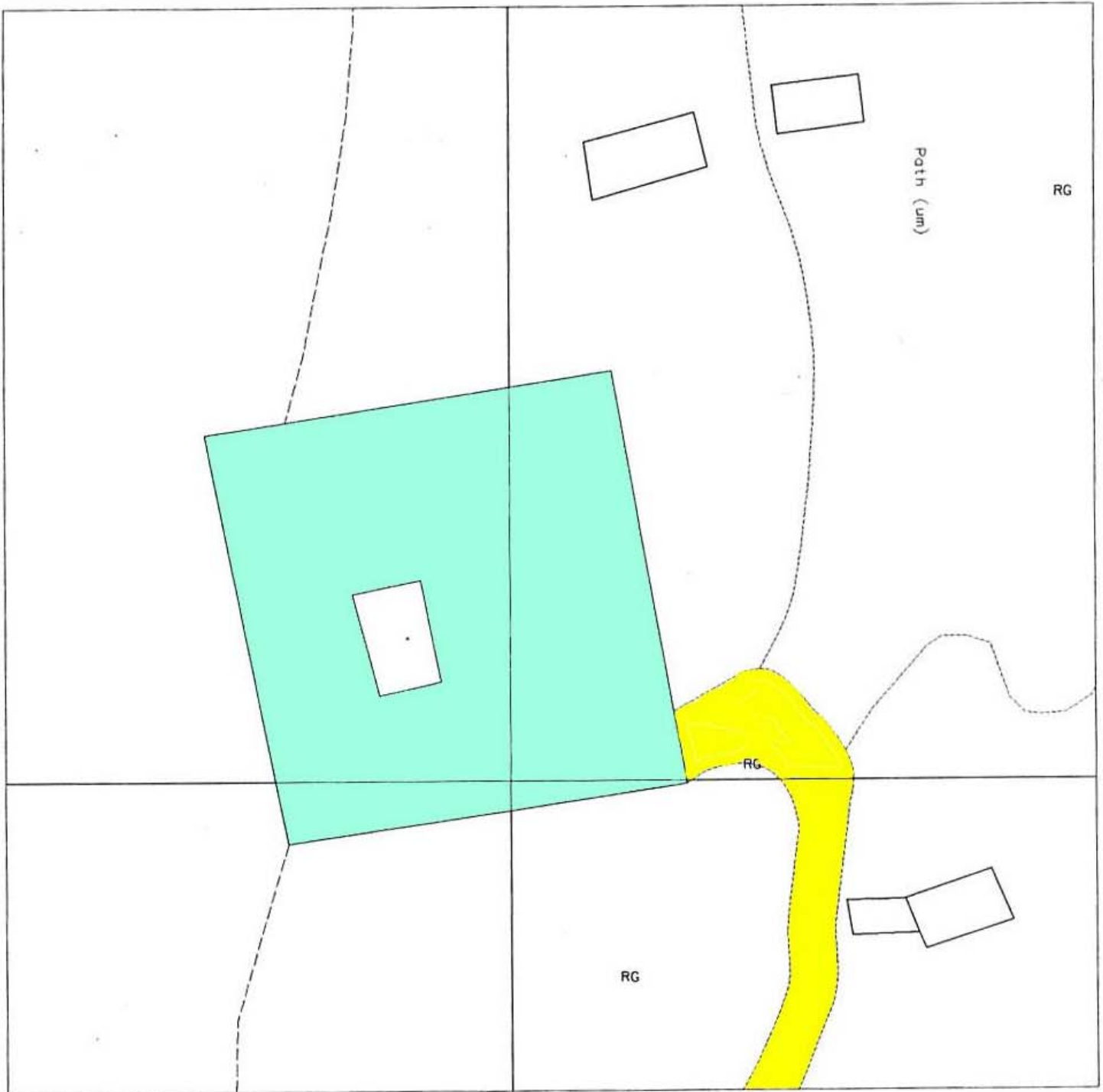


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