

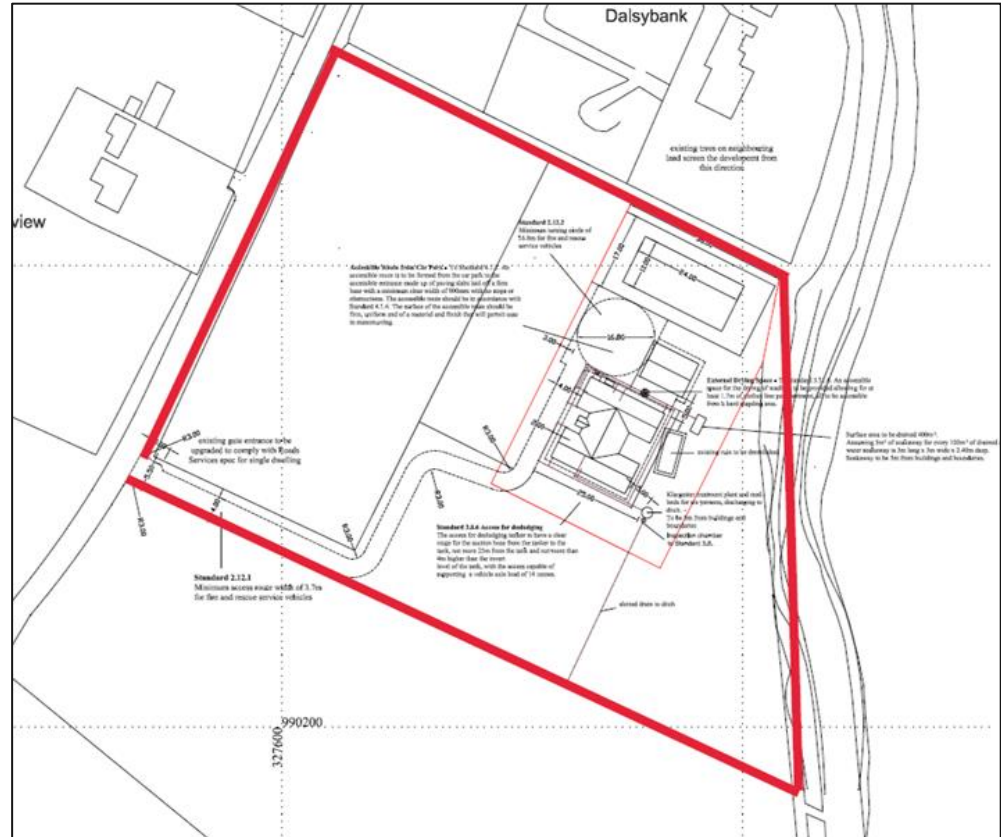


## **Serviced Building Site near Fairview,**

**Extending to 1.43Ha (3.5 acres or thereby)  
Longhope, KW16 3NY**

**OFFERS OVER £95,000**





Extending to over 3.5 acres, this waterfront building site with land offers a rare opportunity to erect a substantial new 3 bedroom dwelling with outstanding sea views.

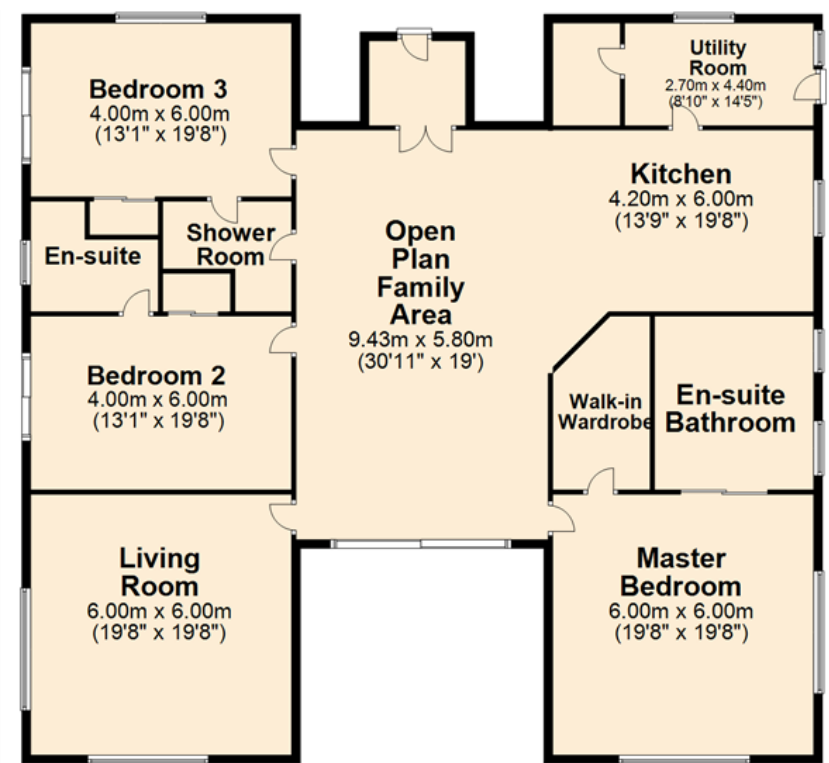
There is full planning consent (OIC ref 19/322/PP) and building warrant for the erection of the house. The access road has been laid and the services taken to the site which has been levelled.

The house kit and a selection of building materials are available by separate negotiation.

The top section of the land is to rough grass and may appeal to horse or other livestock owners. Several young trees have also been planted.

## LOCATION

The serviced building site is situated approximately 5 miles from the Lyness Pier and 3 miles from Longhope village. There is a primary school, with swimming pool together with a shop and 2 hotels on the island. A scheduled roll-on, roll-off ferry serviced operates between Lyness pier and Houton, Orphir.



South Elevation

## Building Site



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**SERVICES** – Mains water, electricity and telephone to the site, the purchaser will be liable for the connection charges.

**ENTRY** – By arrangement.

**VIEWING** – To view simply visit the site.

**PRICE** – Offers Over £95,000.

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

### EJP

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.

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