



Residential Development Site

Garrachan | By Dunvegan | Isle of Skye

A fantastic opportunity to acquire a residential building plot with excellent views over Loch Dunvegan and to the Cuillin mountain range.



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Portree 21 miles, Inverness 130 miles, Glasgow 230 miles

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Description

Planning Permission in Principle has been granted for the erection of a dwelling house and upgrading of shared access track on a plot which extends to approximately 0.32 acres (0.13 ha) or thereby. The terms under which the Planning Permission was granted are contained within the Approval Reference No. 10/04108/PIP, dated 10 March 2011, details of which are available on request from our Inverness Office.

Situation

The site is located opposite the village of Dunvegan on the Isle of Skye. Extending to approximately 1300 square metres, the site enjoys panoramic views over Loch Dunvegan to the Red and Black Cullins and Macleod's Tables to the south west.

The Isle of Skye is renowned for its scenic beauty and its vast range of outdoor leisure pursuits and places of interest. Locally, Dunvegan has a limited range of local amenities and services including a primary school, post office and local shops. Dunvegan is also home to the world renowned Dunvegan castle, seat of the Clan Macleod, which is open to the public from April to October and attracts thousands of visitors from around the world. Another major local attraction is the internationally renowned The Three Chimneys restaurant with rooms. The island's capital, Portree, offers a wider range of facilities including supermarkets, cinema, arts centre, restaurants, swimming pool, schooling and a hospital. The Skye Bridge connects the island to the mainland and allows for easy access to Inverness.

Inverness, 130 miles away, provides a wide range of entertainment, cultural, educational and leisure activities. Inverness airport has daily flights to London, Amsterdam, Manchester, Birmingham and other UK destinations as well as the western Isles.

General

Services

There is an access track which has been constructed partially to the site from the public road. The purchaser will be granted a non-exclusive servitude right of access for pedestrian and vehicular traffic over this private access track leading to the plot with a maintenance obligation attached.

Electricity and water mains services are located close by with drainage being to a septic tank.

Boundaries

The purchaser will be obliged to erect stock proof fencing or a similar boundary feature around the plot.

**STRUTT
& PARKER**

Tel: 01463 719171

The Courier Building,
9-11 Bank Lane, Inverness, IV1 1WA
inverness@struttandparker.com
www.struttandparker.com

Solicitors

Don Macleod, Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE

Local Authority

Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01463 702000

Viewing

Strictly by appointment with Strutt & Parker LLP, The Courier Building, 9 - 11 Bank Lane, Inverness, IV1 1WA, Tel 01463 723592

Possession

Vacant Possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker LLP, The Courier Building, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Directions

From the Skye Bridge, follow the A87 north to Sligachan and thereafter the A863 north to Dunvegan. Just prior to entering Dunvegan, turn left onto the B884 (signposted Glendale), which should be followed for approximately 2.5 miles where an unclassified road leads off the right signposted Uiginish. The site is found on the right hand side after approximately 0.75 miles



Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchase of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

If you require this publication in an alternative format, please contact Strutt & Parker on tel 01463 719171.

IMPORTANT NOTICE Strutt & Parker LLP for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker LLP has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker LLP, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken in February/June 2012. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.