



Offers in the region of £45,000

Site at Northcliffe, Whitehall
Stronsay, KW17 2AR

Harcus.



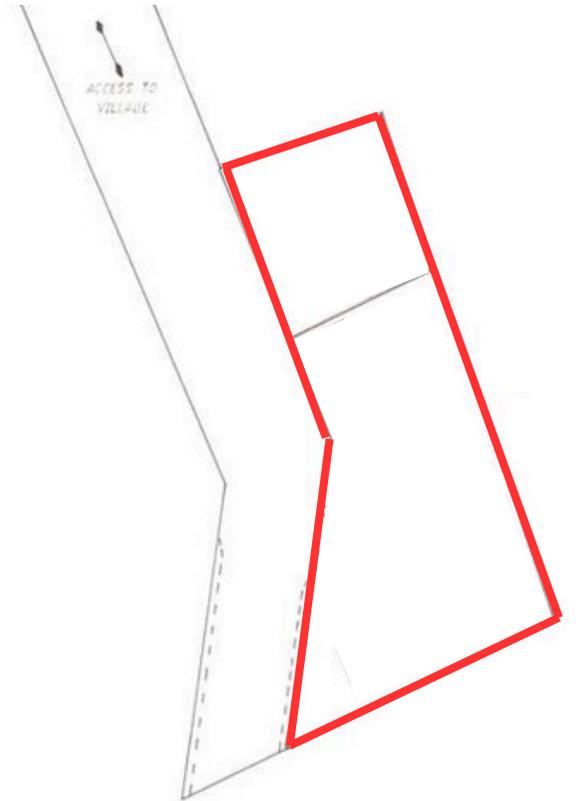
Site spanning approximately 1,100m² presenting an excellent opportunity to construct a new dwelling, pending the necessary permissions. Previously, planning approval had been granted for the development of two 3-bedroom bungalows, presenting the option for either two separate properties or one larger home.

Electricity and water supplies are already available on site, which can significantly reduce costs.

The plot is located behind the village street, providing a secluded atmosphere while remaining within easy walking distance to the shop, ferry, café, and hotel.

With open views of the surrounding farmland and the serene ambiance of island life, this site is perfect for individuals or families seeking a tranquil retreat away from the hustle and bustle of urban environments. The opportunity to tailor the property to personal tastes and needs, whether by maintaining the original plan for bungalows or opting for a more expansive home, adds a level of personalisation that is increasingly sought after in today's housing market.

As the island is known for its warmth and hospitality, newcomers can expect to become part of a supportive and vibrant community. The proximity to local amenities ensures convenience, while the ferry provides easy access to the mainland for those needing to commute or explore further afield. With its blend of natural beauty, practical considerations, and community spirit, this site offers an idyllic setting for creating a dream home in the Orkney Isles.



Stronsay has miles of coastline, dramatic seascapes and landscapes and tranquil beaches to enjoy. Connected to the Orkney mainland by scheduled ferry and air services. Amenities on the island include primary and junior secondary schools, post office, healthy living centre and general stores. For more information about Stronsay go to visitstronsay.com.

Services – Mains services, Private septic tank

Council Tax

This may be assessed when the property is sold.

Energy Performance Rating

This will be assessed when the property is complete

Entry

By arrangement.

Price

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Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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