



**MURCHISON LAW**  
SOLICITORS AND ESTATE AGENTS

Building Plot, 12/13 Borge,  
Portree, Isle of Skye, IV51 9PE



## DESCRIPTION

A generously-sized building plot of approximately 0.2 hectares (0.53 acres) located in the historic township of Borve, on the Isle of Skye. The site is well-served with the necessary utilities and, once developed, will provide the owner with glorious vistas to the south towards Portree and the Cuillin while to the west the views slope gently down towards Skeabost Bridge and Loch Snizort. Located within the plot, the walls of the old steading remain in situ, just asking to be sympathetically integrated into the design of the new dwelling house. Any redevelopment will of course require Planning Consent from the Highland Council, although Planning consent has already been granted in Principle for a 1 ½ storey house. The site is conveniently situated adjacent to the township road, allowing for easy access.

## LOCATION

Located just 4 miles from Portree, the Borve township retains the charm of a rural crofting community yet provides residents with all the modern amenity afforded by such close proximity to the island's capital.

A short, ten-minute, drive brings access to all the facilities one would expect in such a regional centre; supermarkets, petrol stations, restaurants, medical and dental facilities, a hospital, a leisure centre, cinema/theatre, as well as nursery, primary, secondary and tertiary education facilities.

The township of Borve also provides an ideal and central location from which to explore an island steeped in history and Gaelic culture. While the Isle of Skye is truly a highland paradise, should necessity demand there is also access to transport through



Inverness airport, approximately 125 miles away, and the beautiful Kyle railway line which runs from Kyle of Lochalsh to Inverness. For those wishing to visit the Outer Hebrides, the ferry port for the Western Isles is Uig, some 11 miles along the main road to the north.

### SERVICES

It will be the purchaser's responsibility to install and connect the necessary utility services for a dwelling-house. Drainage will be by way of a septic tank on the site. A public water main and a mains electricity supply are located nearby. Access will be taken directly from the existing public road.

### PLANNING CONSENT

There is Planning Permission in Principle on the site, for the erection of a 1 ½ storey house. This Consent was granted in September 2016, under Highland Council

reference I6/04083/PIP. Further details are available on the Highland Council's e-Planning portal.

### DIRECTIONS

Travel approximately 4 miles north along the A87 from Portree, signposted for Uig and Dunvegan. Take the second turning on the right into Borge (past Highland Motors garage), then left at the T-junction. After 300m you will see the Plot on your left hand side.

### VIEWING

Have a look from the roadside or contact the selling agents, Murchison Law, on 01463 709992 or their agent based on Skye Stephen Varwell on 07787 410959

### ENTRY

By mutual arrangement.



### NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The sellers are not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

### DISCLAIMER

These particulars, although believed to be correct, are not guaranteed. Any photographs used are purely illustrative. They are NOT therefore to be taken as indicative of the extent of the property, or that the photos are taken from within the boundaries of the property, or what is included in the sale.

### SELLING AGENTS

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