LOWS
LAW PROPERTY FINANCE

6 NEW BUILD HOUSES AT SUNNYSIDE, ST OLA, KW15 1TR

The Sunnyside development comprises 7 high specification dwellinghouses to be erected by Stewart Henderson. Six properties are offered for sale with the houses on plots 2 and 5 in the course of construction. The purchasers of the houses to be erected on sites 1, 4, 6 and 7 will have the opportunity to contribute to the design and layout.

Sunnyside enjoys an elevated south facing position overlooking farmland with Scapa Flow in the distance. Kirkwall lies approximately 2 miles to the east.

The dwellinghouse on Plot 2 tastefully incorporates some of the original stone walled barn with a modern Amvic (insulated concrete form) built extension all under a Welsh slate clad roof. The accommodation comprises a living room, kitchen with dining area, bathroom and 3 bedrooms one with en-suite. The house will also have air source under floor heating and Rationel Alu clad high performance double glazed timber windows.

Plot 5 will have a substantial two storey dwellinghouse of Amvic (insulated concrete form) construction offering very high levels of insulation. The property will have Rationel Alu clad high performance double glazed timber windows and air source heating, under floor on the ground floor and radiators on the first floor.

The accommodation includes a spacious first floor living room with 3 windows, a large kitchen with open plan dining/family area, bathroom, shower room and 4 bedrooms, one of which has a dressing room and en-suite.

The access from the public road will be tarmaced and each house will be painted throughout.

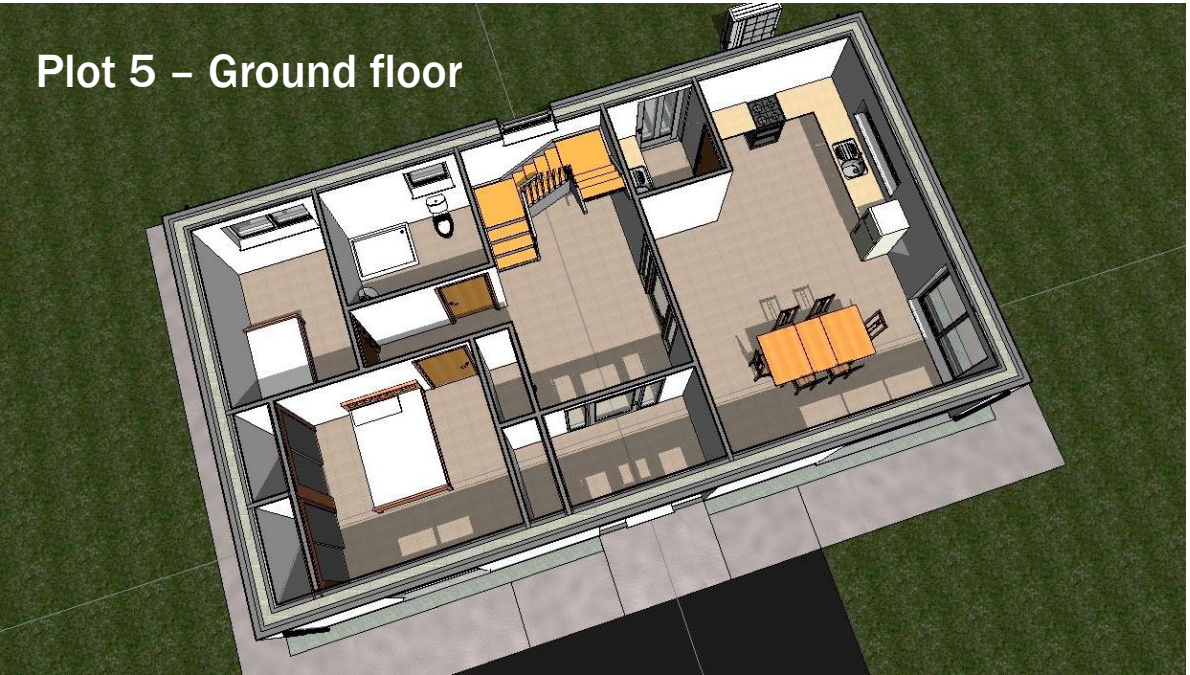
The purchasers of the houses on plots 1, 4, 6 and 7 will be asked to enter a builders contract which will stipulate stage payments to the builder as the construction progresses. Stage 1 will be the purchase of the site.

The guide price for the houses on plots 2 and 5 are Offers over £260,000 and Offers over £290,000 respectively.

The sites for plots 1, 4, 6 and 7 are £65,000, £85,000, £75,000 and £70,000 respectively.

For an appointment to view contact Lows Property Department.

Plot 5


Plot 5 – Ground floor

Plot 4
Plot 5
Plot 6
Plot 7
SOLD
Plot 2
Plot 1

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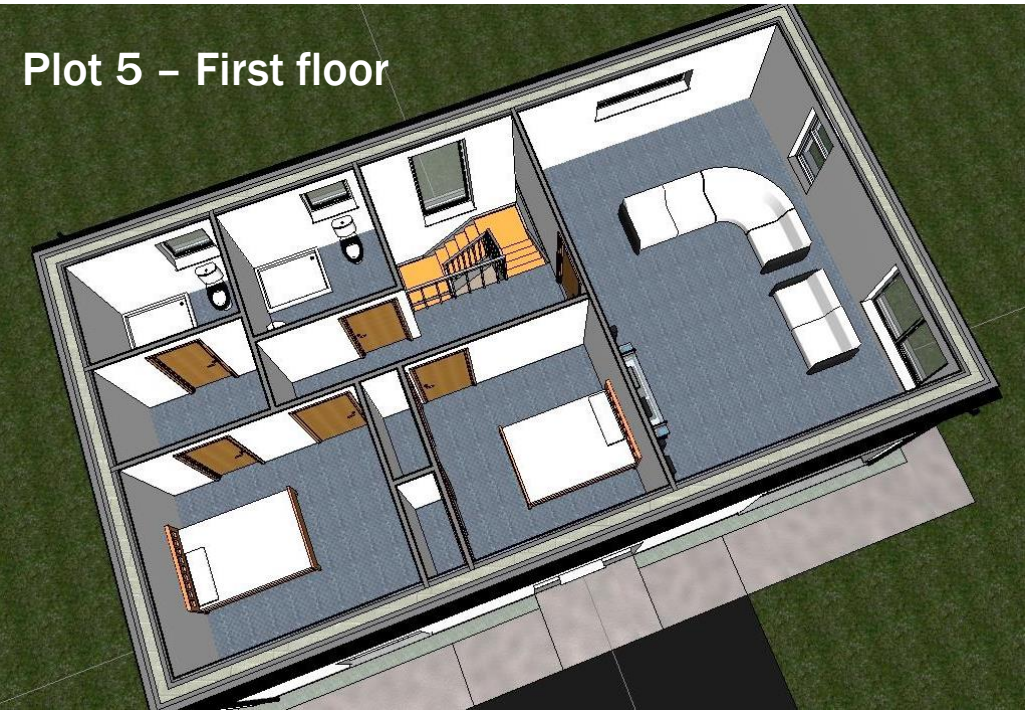

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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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