



**Serviced Building Site near Midtown,  
South Ronaldsay, KW17 2RH**

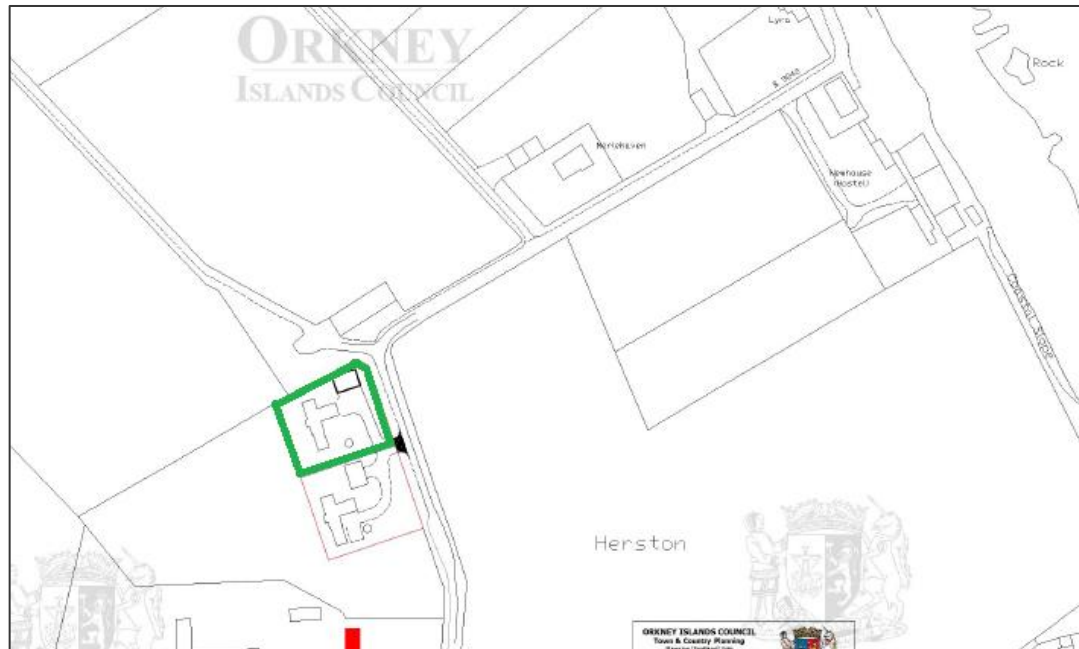
**OFFERS OVER £50,000**

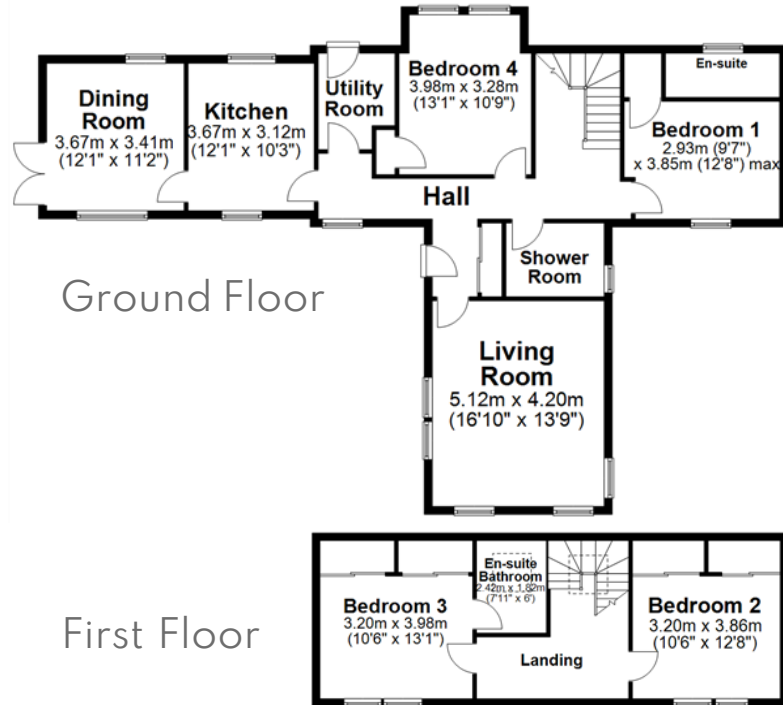


This elevated serviced building site, which extends to 1300m<sup>2</sup> or thereby, offers an outstanding panoramic view across Herston and Widewall Bay with Hoxa and Scapa Flow in the distance. There is planning consent (OIC Ref 14/382/AMC) to erect a spacious 4 bedroom dwellinghouse and detached double garage. The accommodation includes a large living room with vaulted ceiling and fire-place. There is also a dining room, kitchen, 2 en-suite bedrooms and a shower room. There will be double glazed windows, and the central heating is to be supplied by an air source heat pump. The purchaser is liable for the connection charges of the water and electricity.

## LOCATION

The building site is situated in Herston, approximately 4 miles from St Margaret's Hope where there is a primary school, shops, post office and restaurants.







**Building Site near Midtown**

**SERVICES** – Mains water and electricity are adjacent to site with buyer liable for connection charges.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £50,000.

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)  
E: [enquiries@lowsorkney.co.uk](mailto:enquiries@lowsorkney.co.uk)



**EJT**  
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.