



2 Potential Building Sites,



Near Hescombe, Stronsay, KW17 2AG

These two generously sized potential building sites, each extending to approximately 1.26 acres, offer a rare opportunity to create a bespoke home in a truly outstanding island setting. Both sites extend down to the mean low water mark, providing a strong connection to the surrounding coastal landscape and uninterrupted views across Mill Bay.

The sites previously benefitted from planning consent, now expired, for the construction of two traditional two-bedroom dwellings with detached garages, incorporating air source heating and solar panels. There was also former consent for a single four-bedroom dwelling, offering flexibility for future development, subject to obtaining the appropriate planning permissions from the local authority.

The sites are available to purchase together or separately, making them suitable for a range of buyers, from individual self-builders to those considering a small-scale development.

Positioned to take full advantage of the elevated sea views, the sites enjoy a peaceful rural setting while remaining within easy reach of the island's main village. The surrounding area offers a sense of space, privacy and natural beauty, making it an ideal location for those seeking a slower pace of life in harmony with nature.

Stronsay is renowned for its beautiful beaches, unspoilt coastline and strong community spirit. The island offers stunning scenery, with Mill Bay, St Catherine's Bay and Rothiesholm Sand all close by.

The main village of Whitehall provides everyday amenities including a general store, hotel, café and heritage centre, while the island also benefits from a junior high school, a community hall, and a swimming pool.

Stronsay is well connected to mainland Orkney by both regular ferry services and flights, ensuring accessibility while retaining the charm and tranquillity of island life.

With its welcoming community, excellent local facilities and breathtaking natural surroundings, Stronsay offers an enviable lifestyle for those looking to build a home in a unique and peaceful location.



KEY FEATURES

- Site extends to 1.26 acres
- Includes down to the mean low water mark
- Previous planning to erect two 2 bedroom dwellings REF 21/188/PP
- Beautiful sea views over Mill Bay
- Can be purchased together or separately
- Services are understood to be nearby

Offers In the Region Of
£20,000 Per Site



LOCATION

The two potential building sites are situated on the island of Stronsay which is one of Orkney's outer north isles. Stronsay has stunning scenery including beaches at St Catherine's Bay, Mill Bay and Rothiesholm Sand and beautiful coastal walks. The village of Whitehall has a general store, hotel, café and heritage centre. The island has a junior high school that offers education from nursery up through to 4th year of secondary school, a community hall and a swimming pool. Stronsay is connected to Orkney mainland by ferry and plane.



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Viewing

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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.