



Building Site & Property Renovation

Delday, Deerness, KW17 2QQ





Site 1



Site 1

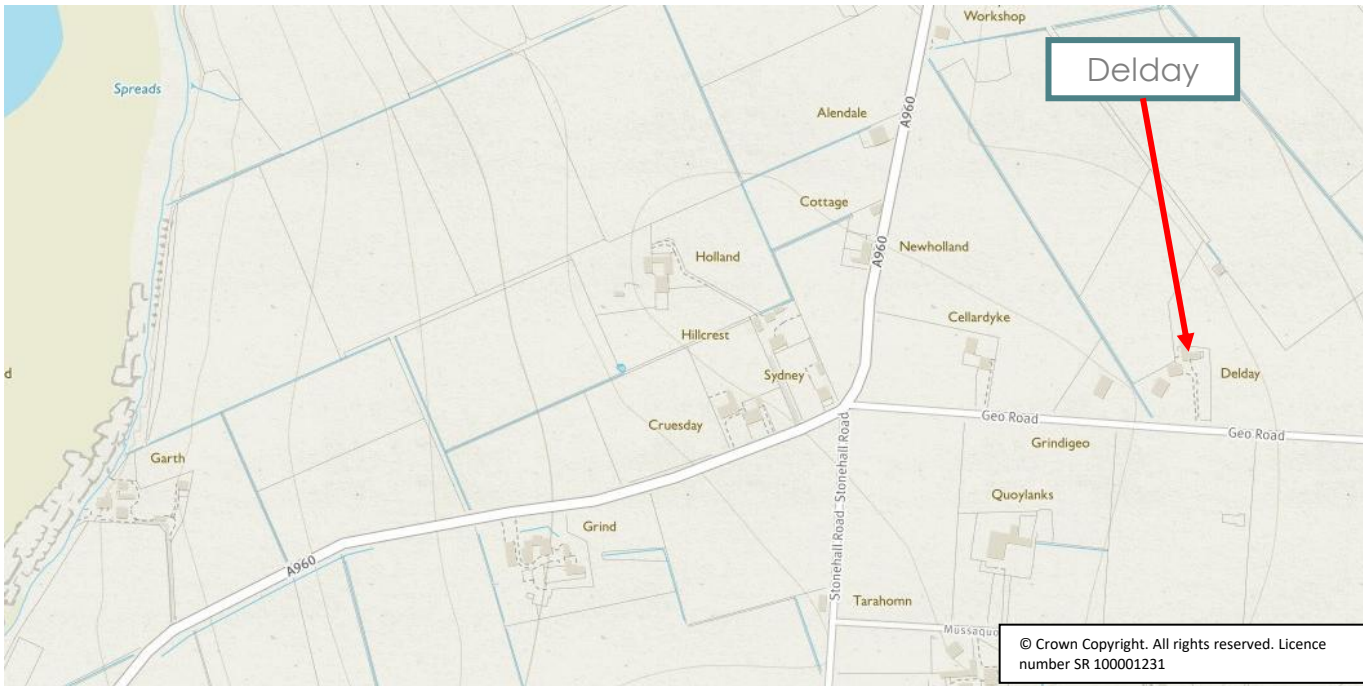


Offers Over £85,000

KEY FEATURES

- Planning Consent (24/398/PIP) for the redevelopment of the redundant buildings on Site 1
- Planning Consent (24/398/PIP) for the erection of a new house on Site 2
- Both properties will enjoy beautiful panoramic sea views towards Copinsay
- There is mains electricity to Site 1
- Mains water is understood to be close by
- St Andrews Primary School & Kirkwall Grammar School catchment area
- Site 1 and Site 2 are offered for sale as one lot. Additional land available by separate negotiation
- Interested parties should note that no development can take place on the land highlighted in green on the plan





LOCATION

Delday is situated off Geo Road approximately 10 miles from Kirkwall. The local amenities include a shop and Community hall in Deerness and there is a primary school, with nursery, in Toab

/// What3words : ///grand.thrashed.pretty

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water believed to be nearby Mains Electricity	N/A	N/A	Flexible



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Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

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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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.