



# Building Site Near Hewing



Redland Road, Firth, KW17 2SB



 **LOWS**



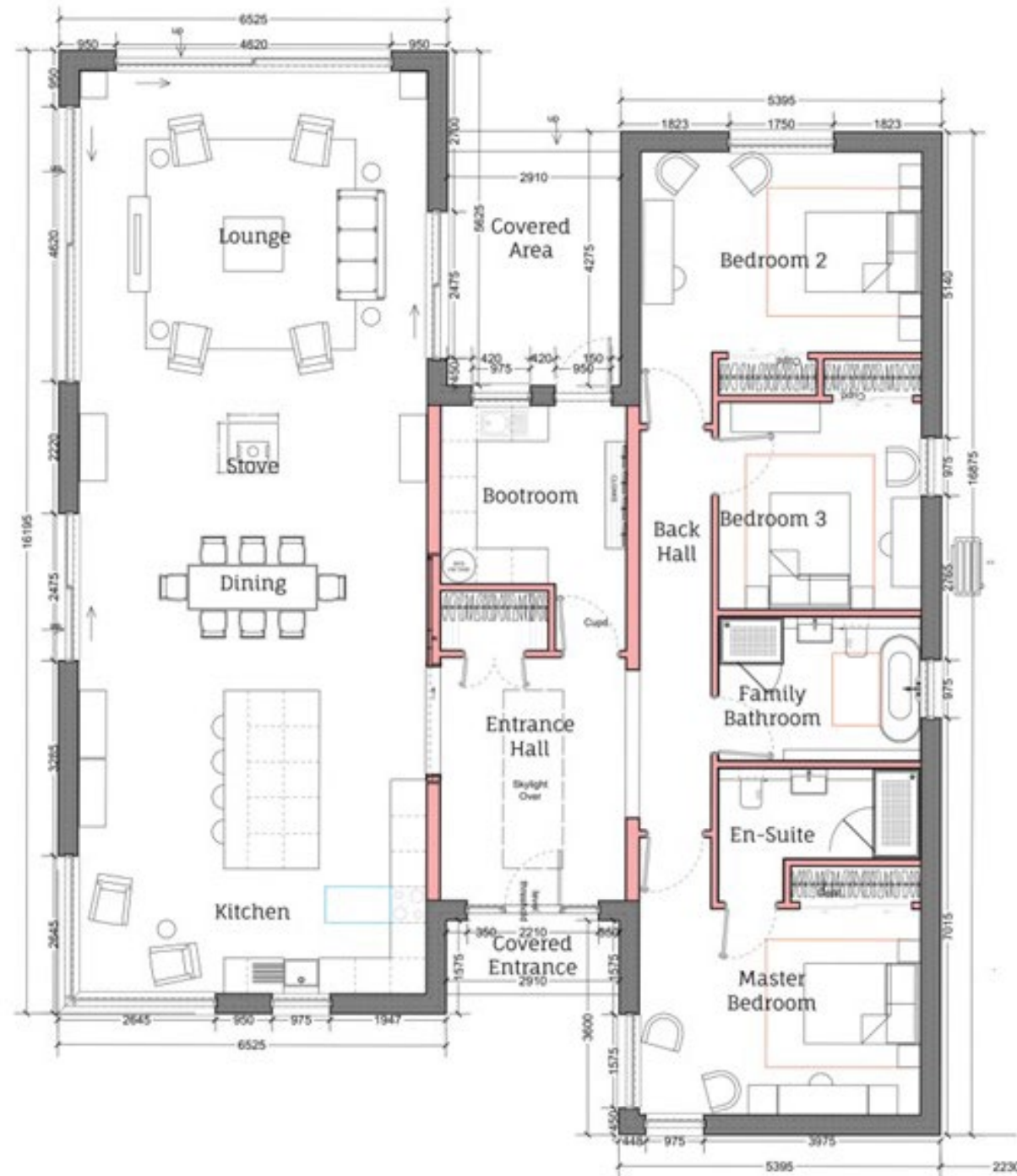
This elevated building site, which extends to 1400m<sup>2</sup> or thereby, offers an outstanding panoramic view across farmland to the sea.

There is planning consent and full building warrant (24/126) to erect a spacious 3 bedroom dwellinghouse. The accommodation includes a large, open plan, living room – dining area – kitchen with large windows and patio doors allowing the views to be fully appreciated. There is also a master bedroom with en-suite, family bathroom and utility room.

Central heating is to be supplied by an Air source heat pump and the double-glazed windows are to have Aluclad Graphite Black frames.

Please note that the garage is not part of the building warrant and that a separate building warrant for the garage would have to be obtained.

Offers Over £85,000



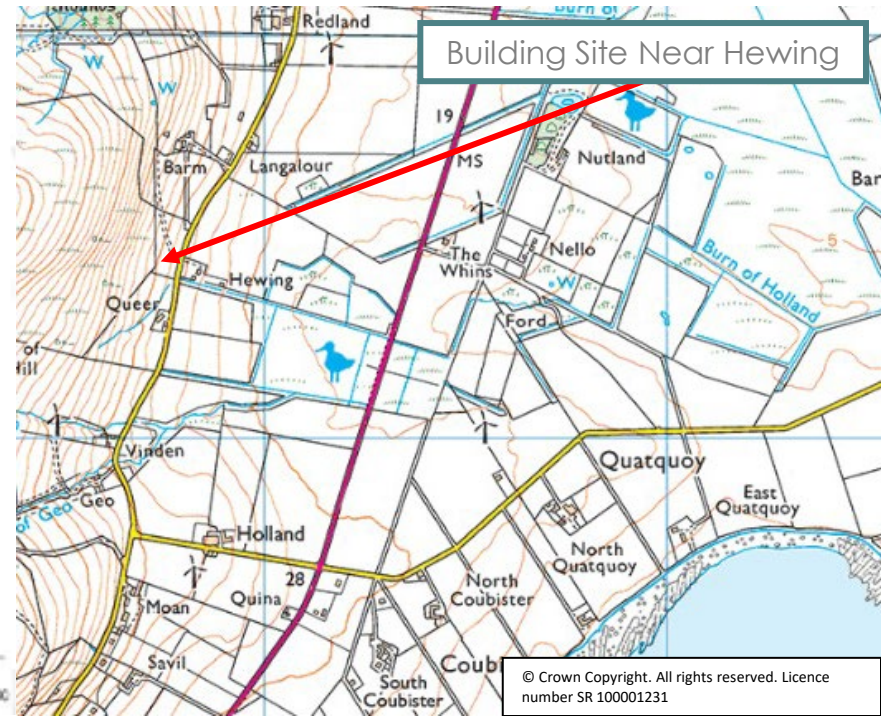
## LOCATION

The site is located at Hewing, off Redland Road, Firth sits within open agricultural land on gently sloping ground. The site enjoys open views across low-lying farmland towards the coast and surrounding seas, with rising ground to the west providing a natural backdrop that helps contain the site within the wider landscape.

The building site is situated approximately 2 miles from Finstown and 8 miles from Kirkwall.



What3words : [///harder.tickets.delusions](https://www.what3words.com/harder/tickets/delusions)







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Viewing

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



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Nearby Mains Electricity Nearby	N/A	N/A	Flexible

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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.