



# Building Site at Boonland



Tankfield, Sanday, KW17 2BP



**ORKNEY**  
ISLANDS COUNCIL

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Town & Country Planning

Planning (Scotland) Acts

**APPROVED**

23/047/PP

11 August 2023

Northwall

Drain

Boonland

Drain

Drain

An exciting opportunity has arisen to acquire a substantial building site extending to approximately 8.15 acres on the beautiful island of Sanday. The site benefits from planning permission (23/047/PP) for the erection of a 2-bedroom dwelling with air source heat pump, offering the chance to create an energy-efficient home in a peaceful island setting.

The building site extends to North Loch where you can enjoy watching the local wildlife and relax in the rural countryside location.

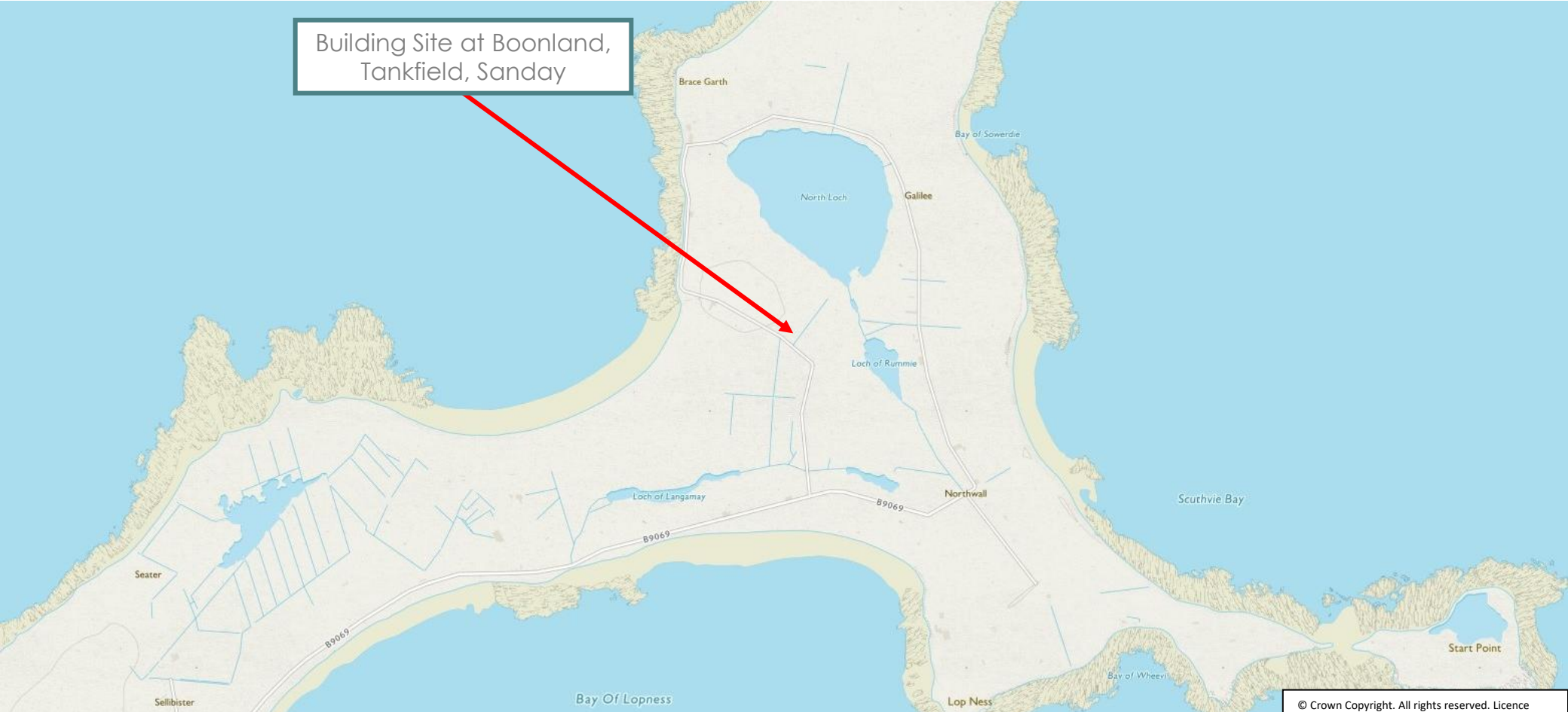
This is a fantastic opportunity for those seeking to build a bespoke home and enjoy the lifestyle benefits of island living in one of Orkney's most scenic locations.

Offers Over £50,000

# LOCATION

The building site at Boonland is located on the island of Sanday which is one of Orkney's popular north isles, renowned for its stunning coastline, beautiful sandy beaches and relaxed pace of life. The island offers a strong sense of community together with a range of local amenities including a junior high school, shop, swimming pool, heritage centre, café and regular ferry and air links to Mainland Orkney.

Known for its scenic walks, abundant wildlife and peaceful surroundings, Sanday provides an excellent opportunity to enjoy outdoor living while remaining part of a welcoming and active island community. Combining natural beauty with everyday convenience, Sanday is an ideal location for those seeking a quieter lifestyle within Orkney.





Thinking about selling?

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Viewing

For an appointment to view please contact Lows on 01856 873151 or [enquiries@lowsorkney.co.uk](mailto: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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Services	Date of Entry
Mains Water runs through site Mains Electricity Nearby	Flexible

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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.