



7 Building Sites,

Near Brookfield, Rendall, KW17 2NZ

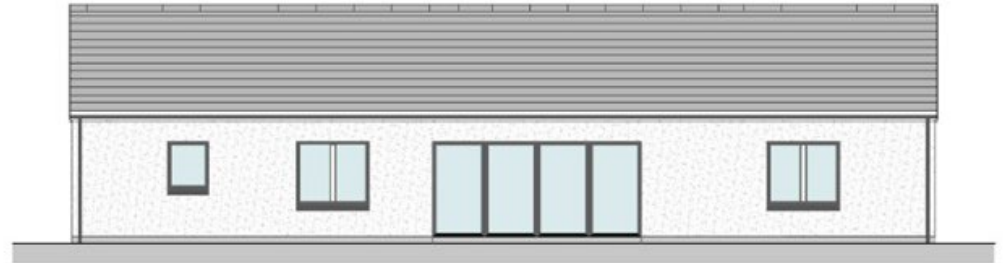




Elevations of Plot 2 & 3 Houses



Elevations of Plot 4-8 Houses



The 7 building sites, with planning consent (OIC ref 22/128/PP), offer an excellent development opportunity for building contractors.

The sites enjoys views over farmland to the sea and several family homes have been built in the area in recent years.

The development is to consist of 2 two-bedroom bungalows and 5 three-bedroom bungalows with integral garages.

The Building Warrant is in place for the house on site 8.

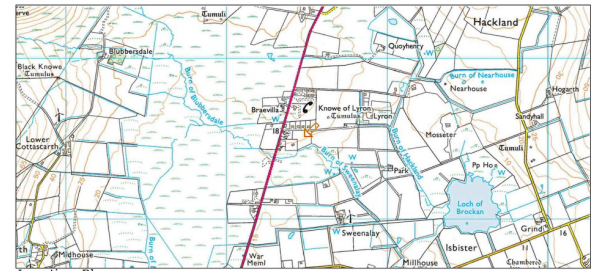
The developer will be liable to Bitmac the access road and create a path at the side of site 8, leading to the Community hall.

The option to buy the sites with stage payments will be considered.

KEY FEATURES

- Planning consent (22/128/PP) for the development of 7 dwelling houses
- Building Warrant in place for the house on Site 8
- Developer will be liable to Bitmac the access road and create a path at the side of Site 8, leading to the Rendall Community Hall.
- Sites are on the Number 6 bus route
- Evie Primary School and Stromness Academy catchment area

APPROVED
 22/128/PP
 06 October 2023



Location Plan
 1:25,000



Existing Location Plan
 1:1250

-  - Tarmac Finish
-  - Hardcore Finish
-  - Ground pertaining to others and applicant to have right of access over
-  - Factored Areas to be maintained

Proposed Plot Sizes;
 Plot 1 - 547m² HT 2
 Plot 2 - 558m² HT 2
 Plot 3 - 578m² HT 2

Plot 4 - 1203m² HT 1
 Plot 5 - 1210m² HT 1 (Handed)
 Plot 6 - 1218m² HT 1 (Handed)
 Plot 7 - 1221m² HT 1

Plot 8 - 1810m² HT 1



SCALE 1:500



SCALE 1:1250

Revision	Date	Description
Rev E	29.11.22	Planning Updates
Rev F	07.04.23	Planning Updates
Rev G	23.09.23	Inclusion of Blue Outline for Additional Land

Client: Irvine Plumbing & Construction Ltd

Project: Proposed 8no house residential development at Brookfield, Bendall, Orkney, KW17 2NZ

Title: Proposed Site Plan with Existing Location Plan

Date	Drawing Reference	Drawn By
22.03.22	JDC 1623 - PL - 003	RG

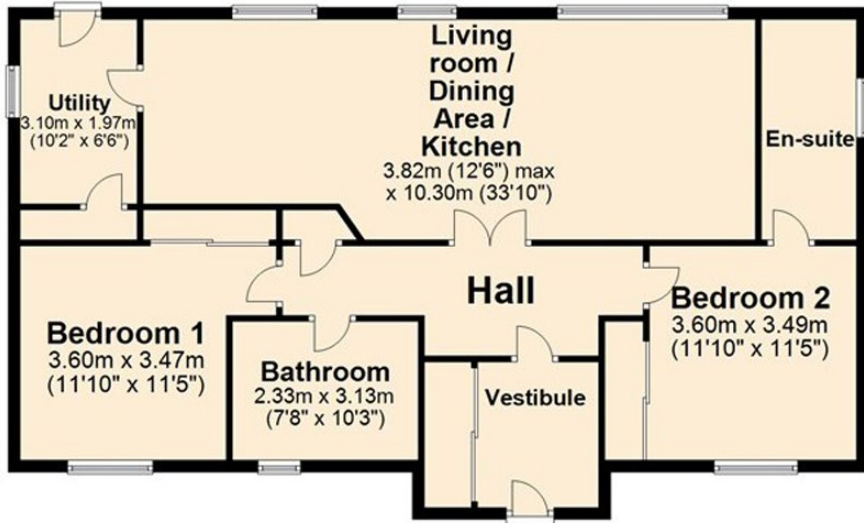
This drawing is issued for the purpose of the status indicated below only

<input type="checkbox"/> Existing	<input type="checkbox"/> Building Warrant
<input type="checkbox"/> Sketch	<input type="checkbox"/> Tender Issue
<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Construction Issue

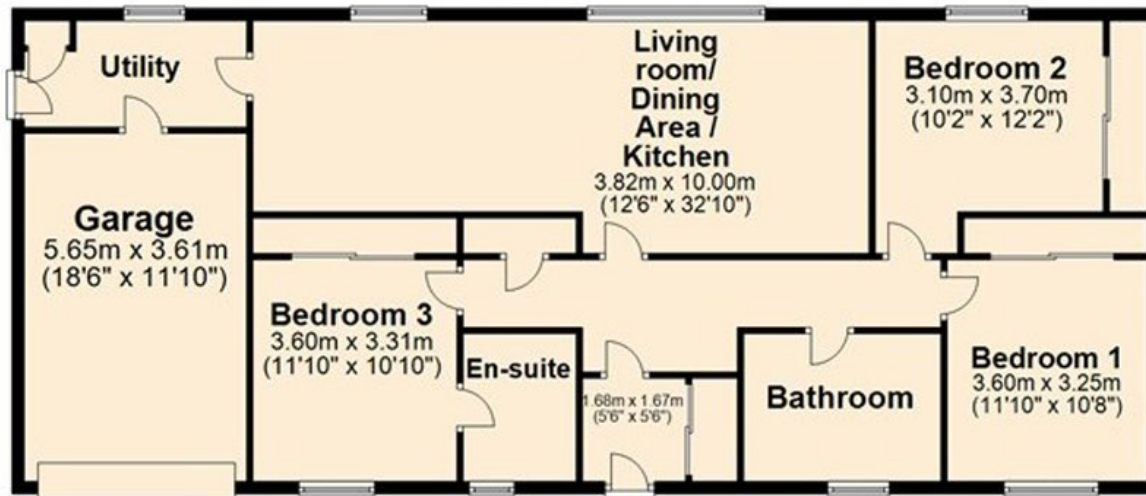
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Floorplan for Plots 2 & 3



Floorplan for Plots 4-8



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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.