



Building Site near Skeldro



Burray, KW17 2SS



A rare opportunity to acquire a prime building plot in a stunning coastal setting, located near Skeldro on the south side of Burray. This attractive site extends to approximately 469m² and benefits from Planning in Principle (Ref: 25/275/PIP) for the erection of a dwelling, offering purchasers the flexibility to design a home suited to their own requirements, subject to the necessary consents.

The plot enjoys a peaceful semi-rural setting within a small, established cluster of properties, while offering open outlooks towards the nearby shoreline and surrounding countryside. The beautiful bay, visible from and within easy walking distance of the site, provides a picturesque backdrop and an ever-changing coastal landscape.

The site itself is well-defined and neatly maintained, primarily laid to lawn and bounded by a combination of fencing and walling. Access is taken from a quiet public road via a shared driveway, with provision for upgrading the access to meet Roads Department standards. The plot layout allows for a generous dwelling footprint along with parking and garden ground.

Offers Over £45,000



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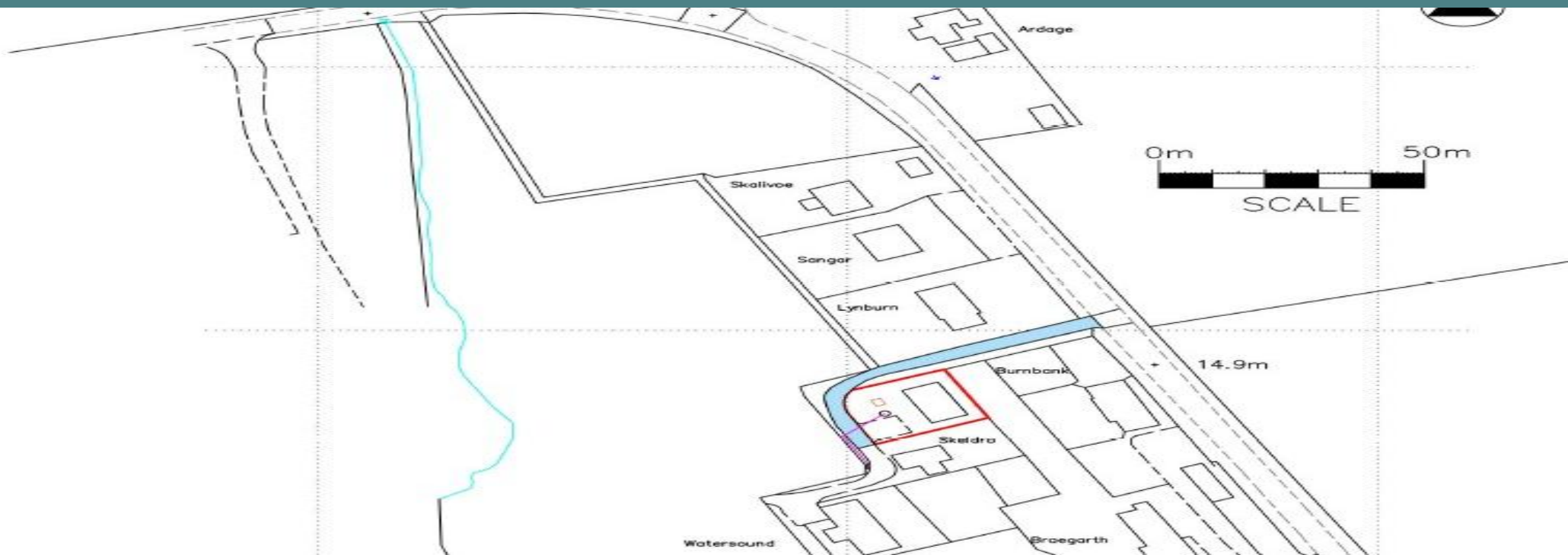
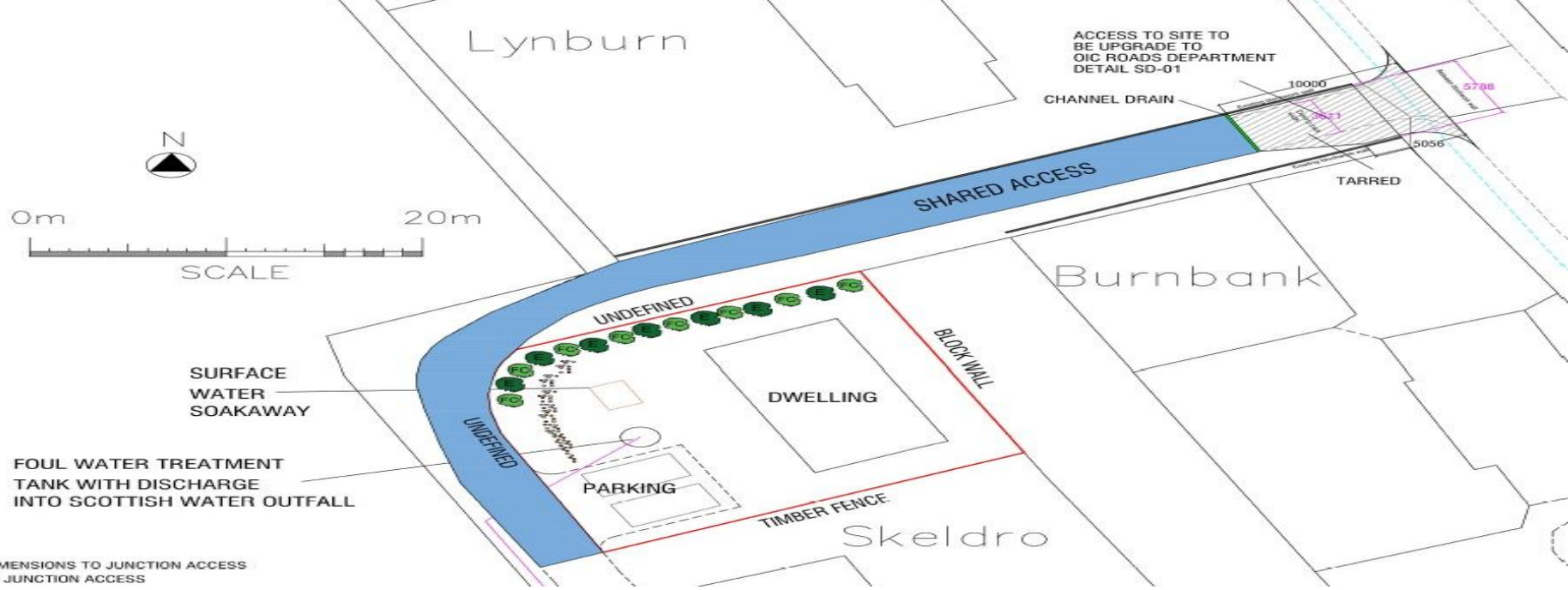
LOCATION

The site is situated in a peaceful coastal setting near Skeldro in Burray, offering an attractive rural lifestyle with views across Scapa Flow and the surrounding Orkney coastline. The plot enjoys a quiet position within a small cluster of established homes, providing a balance of privacy and community.

Burray is well connected to the Orkney Mainland via the Churchill Barriers, allowing straightforward access to Kirkwall, approximately 8 miles away, where a full range of shops, supermarkets, schools, and professional services can be found. Closer to hand, the nearby villages of Burray and St Margaret's Hope offer local amenities including a primary school, shop, hotel, and ferry link to the Scottish mainland.



What3words : [///hesitate.lunching.rising](https://www.what3words.com/#!/hesitate.lunching.rising)





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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.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Purchaser responsible for connecting services to the site	N/A	N/A	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.