



Building Site near Stand Pretty

Shapinsay, KW17 2DY





Set within the open countryside of Shapinsay near Stand Pretty, this attractive development opportunity extends to approximately 4.10 acres (marked **blue**) and enjoys an elevated position with wide-reaching views across farmland and towards the surrounding coastline. The site offers a peaceful rural setting with direct roadside access, while remaining within easy reach of ferry connections to Kirkwall.

Part of the land (marked **red**) benefits from planning permission (Ref: 24/001/PP) for a contemporary three-bedroom bungalow, designed with a bright open-plan living space and a modern exterior incorporating clean lines, large glazing and a pitched roof with provision for solar panels. The remaining ground provides generous scope for garden, amenity or small-scale agricultural use, subject to the appropriate consents, creating an excellent opportunity to develop a bespoke home in a scenic and well-connected island location.

Offers Over £65,000



 **LOWS**

Building Site near Stand Pretty



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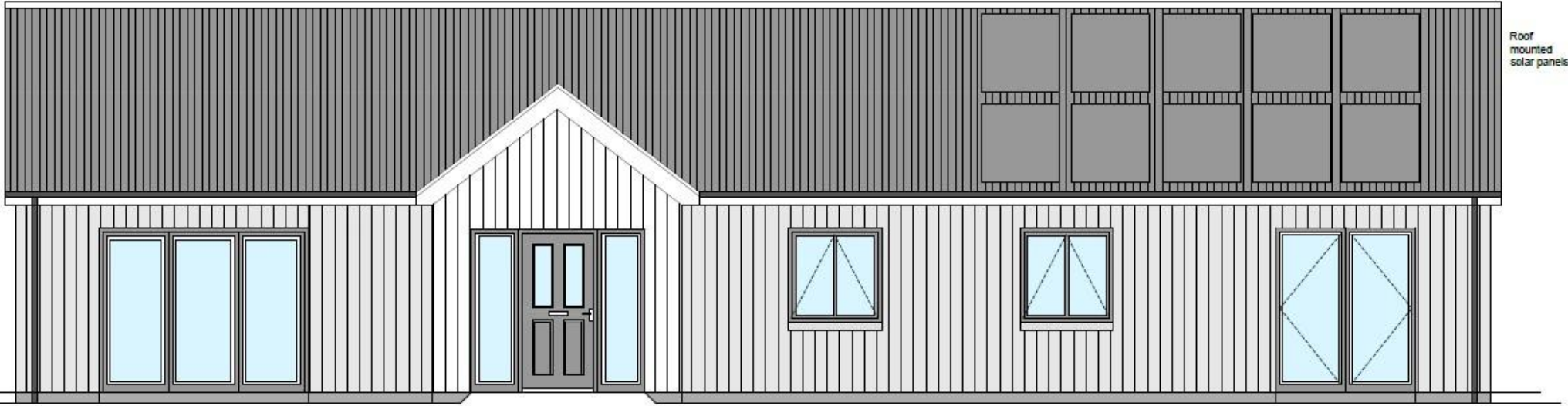
LOCATION

Situated on the island of Shapinsay, this site enjoys a peaceful rural setting within one of Orkney's most accessible and welcoming island communities. The surrounding area is characterised by open farmland, wide skies and coastal vistas, offering a tranquil lifestyle with an ever-changing natural backdrop.

Despite its idyllic setting, Shapinsay benefits from regular and reliable ferry services linking directly to Kirkwall, the main hub of Orkney, where a full range of shops, services, schooling and transport links can be found. The island itself offers a close-knit community atmosphere, with local amenities including a shop, primary school and community facilities, making it an appealing location for those seeking a balance between rural island living and convenient access to mainland services.

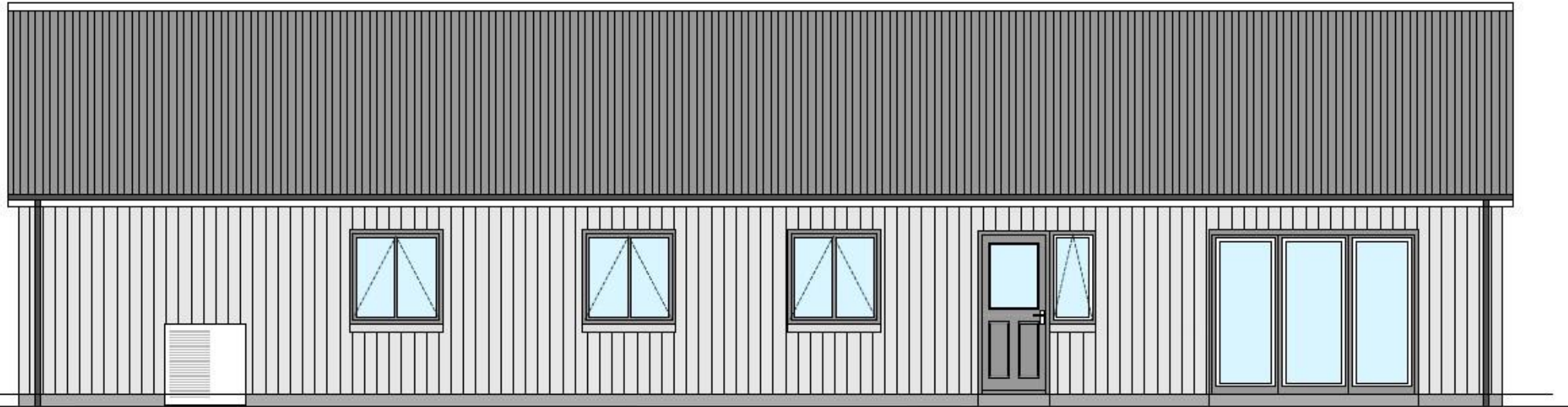


What3words : [///outfit.village.butterfly](https://www.what3words.com/#!/outfit.village.butterfly)

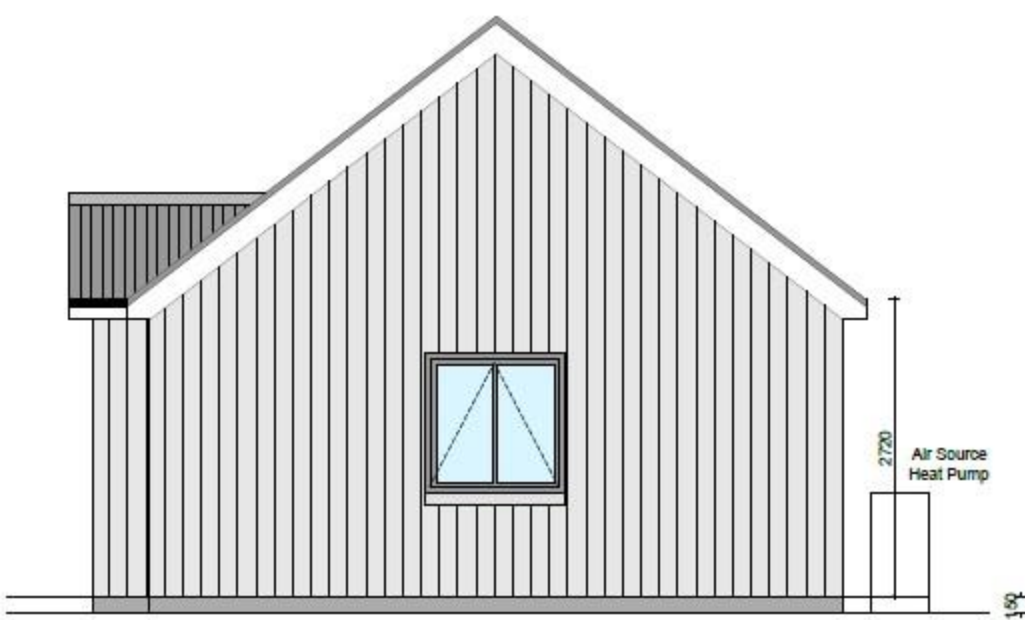


Roof mounted solar panels

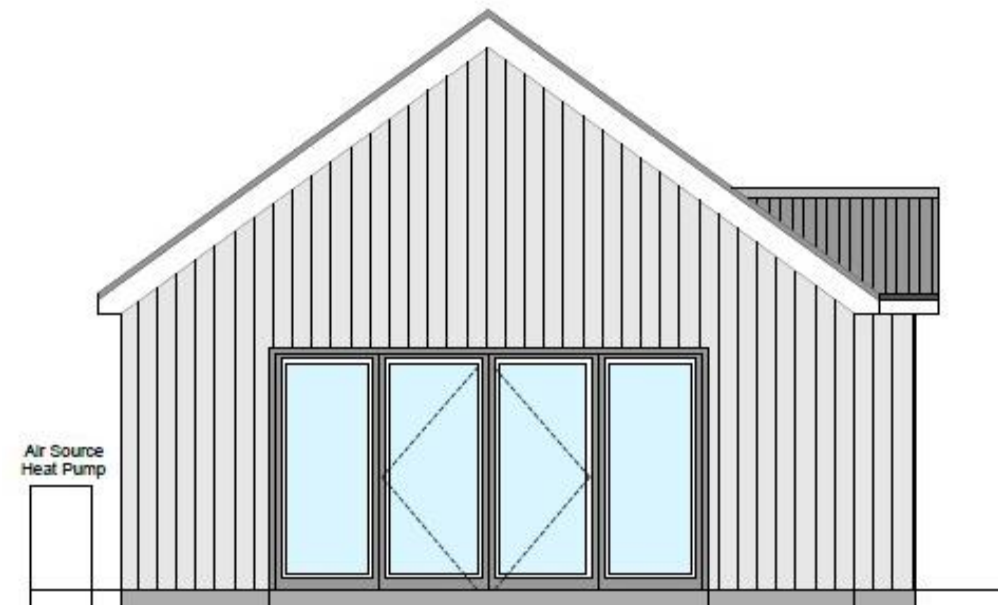
Front Elevation - South



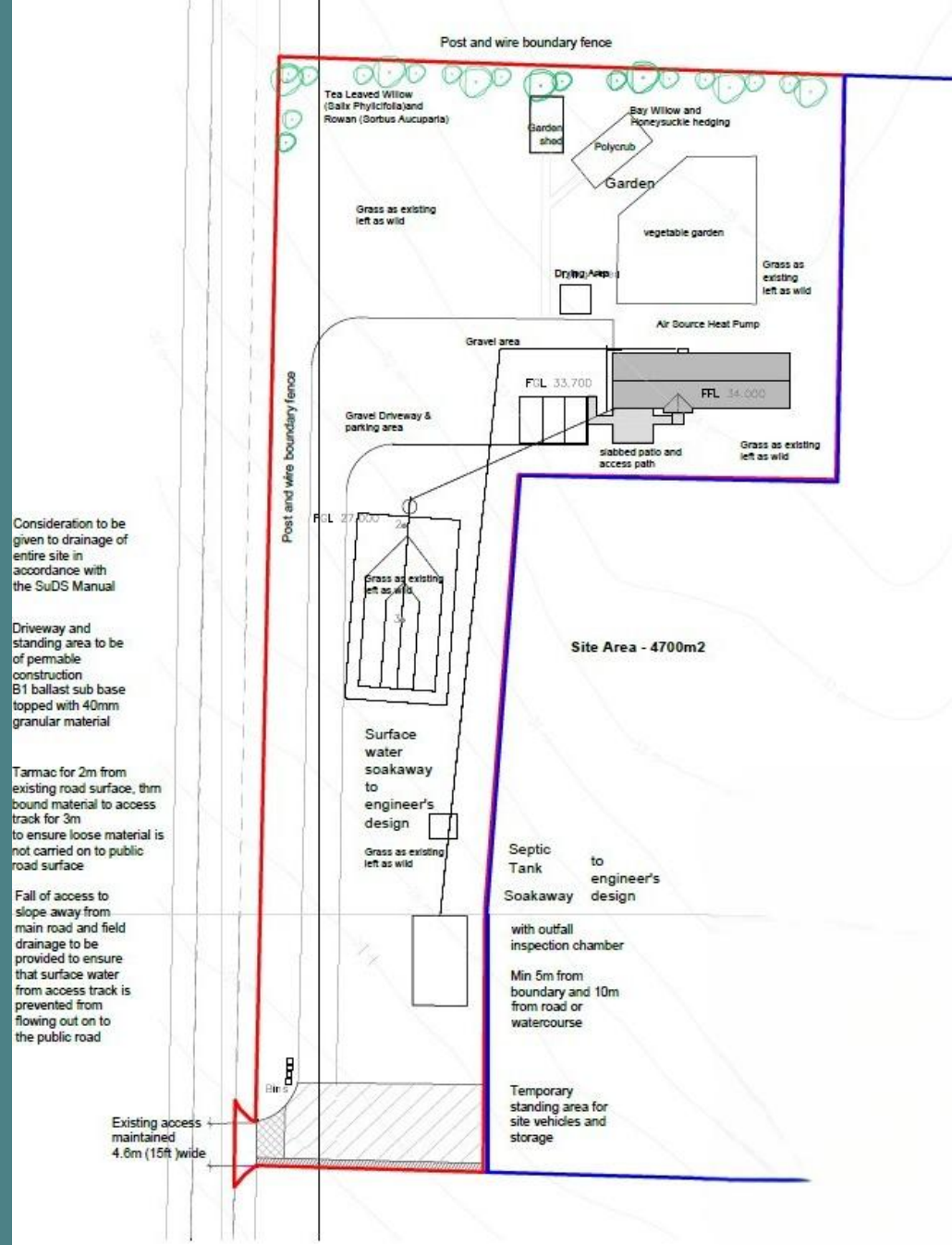
Rear Elevation - North



Side Elevation - East



Side Elevation - West



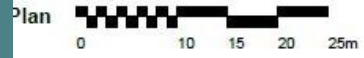
Consideration to be given to drainage of entire site in accordance with the SuDS Manual

Driveway and standing area to be of permeable construction B1 ballast sub base topped with 40mm granular material

Tarmac for 2m from existing road surface, 3m bound material to access track for 3m to ensure loose material is not carried on to public road surface

Fall of access to slope away from main road and field drainage to be provided to ensure that surface water from access track is prevented from flowing on to the public road

Existing access maintained 4.6m (15ft) wide





Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors – all under one roof.

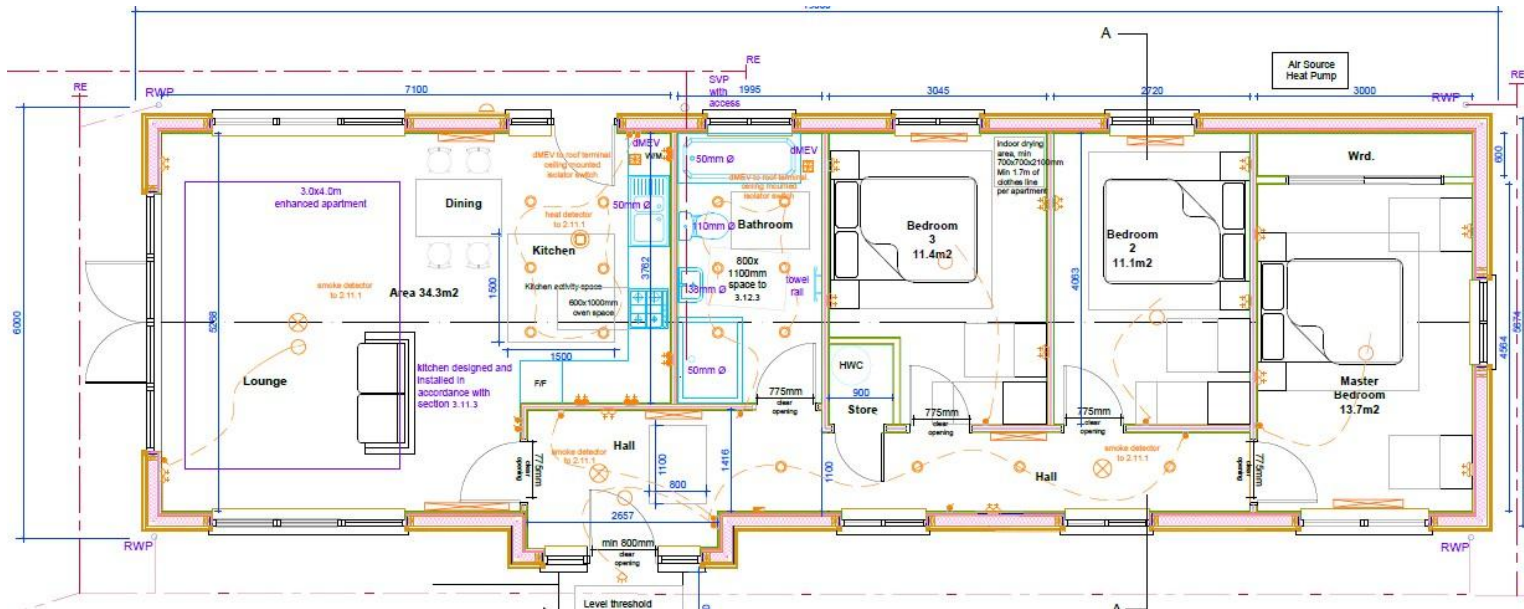


Viewing

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 which are understood to be nearby.	N/A	N/A	Flexible