



Serviced Building Site

2 Burnbank, Burray, KW17 2SS





- Serviced building site extending to 1037m²
- Beautiful views across the bay towards St Margarets Hope
- Kerr Carpentry Ltd will build the house
- Purchasers will enter into a builder's contract which will stipulate stage payments to the builder as construction progresses
- Purchasers can have input into kitchen, bathrooms and finishings
- Current planning permission ref 21/269/AMC. There may also be the opportunity, subject to the appropriate consents from the local authority, to amend or change the current plans.



This serviced building site at 2 Burnbank, extending to 1037m², offers the purchaser a chance to build a bespoke detached house in a private development with beautiful sea views across Water Sound to South Ronaldsay.

Current planning permission and building warrant (OIC ref. 21/269/AMC) has been granted for a high specification, eco-friendly 4 bedroom dwelling with air source heating and UPVC framed double glazed windows. It will be a highly insulated timber kit with vertical larch cladding and sleek raised seamed metal roofing in anthracite colour.

The house will be built by Kerr Carpentry Ltd. and there is the option for the purchaser to have input into the build with design of kitchen, bathrooms and internal finishings. This is a chance to be creative and tailor the house to individual style.

There may also be the opportunity, subject to the appropriate consents from the local authority, to amend or change the current plans.

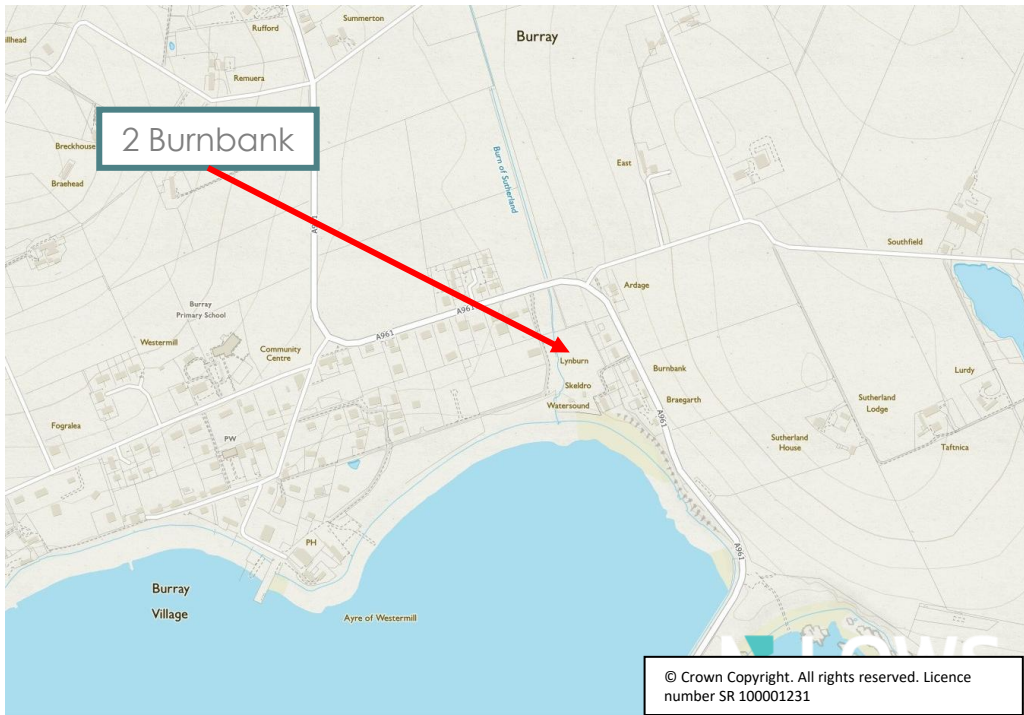
Purchasers will enter into a builder's contract which will stipulate stage payments to the builder as construction progresses.

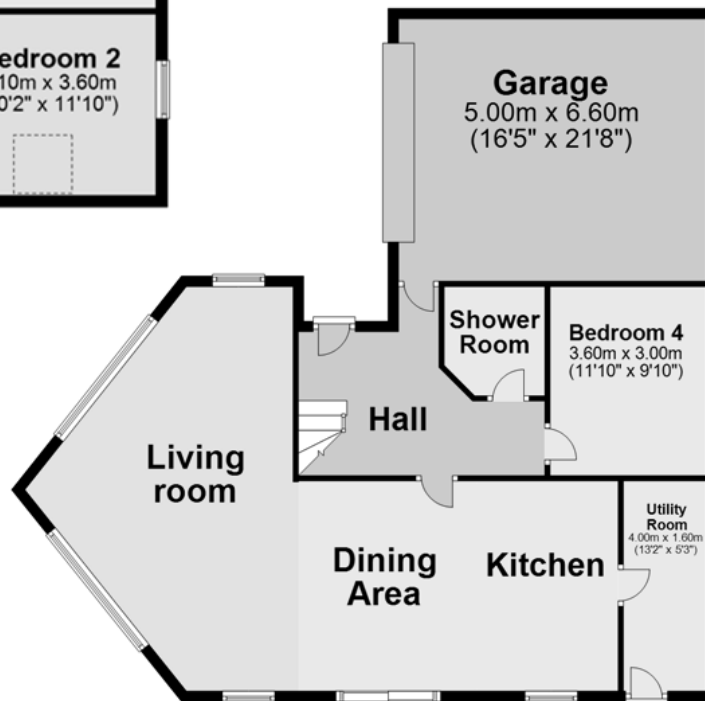
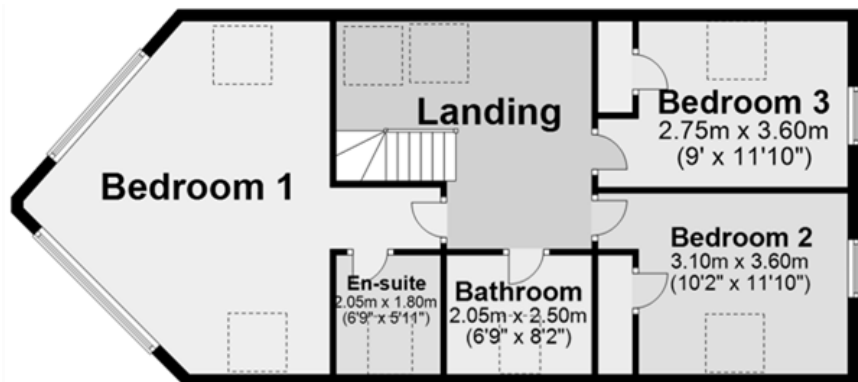


What3words : ///slower.zoos.cooking

LOCATION

The building site at 2 Burnbank is set in the heart of Burray Village close to local amenities, including a primary school, 4-star restaurant/hotel and garage. There is a regular bus service to Kirkwall which is 12 miles away. St Margarets Hope which is only 4 miles away has convenience shops, restaurants/hotels, and a ferry connection to the mainland of Scotland.





Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Telephone	TBC	TBC	Flexible



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.

www.lowsorkney.co.uk

[Lows Facebook Page](#)

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.