



1 The Tower

Norseman, Rendall, KW17 2NY

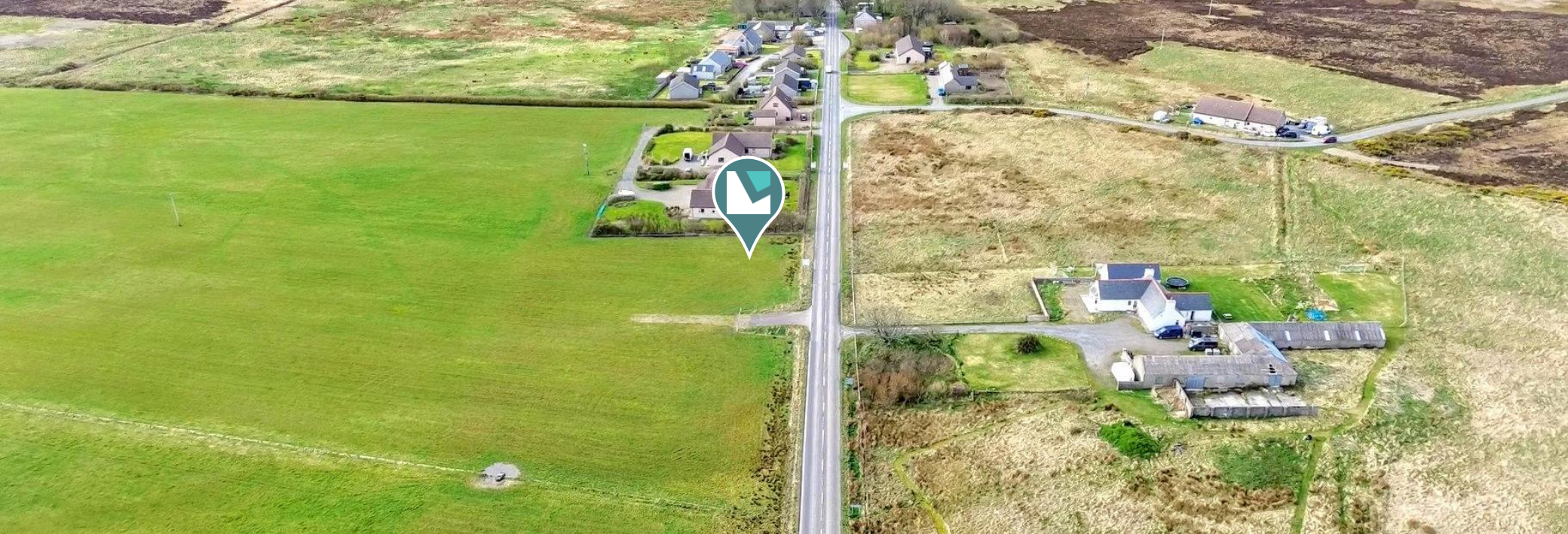




Plot 1 has planning consent (5158/PP/2) for a proposed single-storey dwelling with an integral garage, located within a rural plot at The Tower, Norseman, Rendall. The house is of contemporary form with a long, low profile and dual pitched roofs, designed to sit comfortably within the open countryside setting.

The layout provides a linear arrangement of accommodation with living spaces and bedrooms orientated to maximise outlook across the surrounding landscape, while the integral garage and main entrance are positioned to the front, accessed via a gravel driveway. The dwelling is set within a generous plot with grassed areas surrounding, defined by post-and-wire fencing. The proposal includes the installation of an air-to-water heat pump, contributing to the energy efficiency of the home, along with appropriate surface water and foul drainage connections in line with approved site infrastructure.

Offers Over £335,000

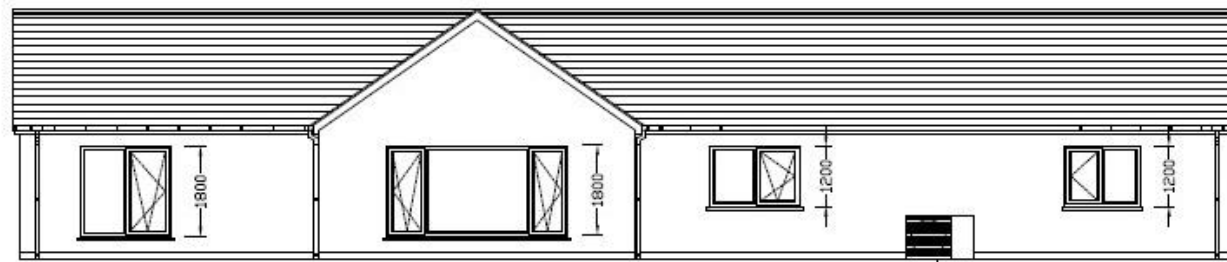


LOCATION

Plot 1 is located at The Tower, Norseman, within the rural parish of Rendall on the Orkney Mainland. The site lies in open countryside, characterised by gently rolling agricultural land and scattered dwellings, with long-distance views across the surrounding landscape. The immediate area is predominantly rural in nature, with a small cluster of existing houses nearby, reflecting the traditional dispersed settlement pattern typical of Orkney.

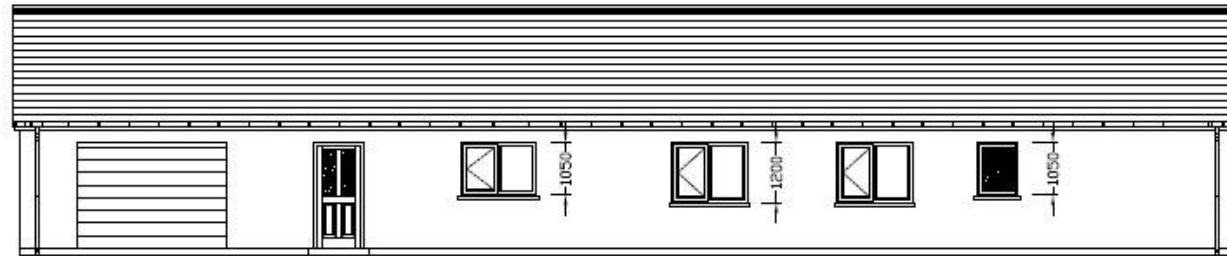
The site is accessed from the local road network serving Rendall and benefits from a quiet, low-traffic setting. While rural, the location remains within reasonable travelling distance of Kirkwall, where a full range of services, employment, education, and transport links are available. The plot is well positioned to take advantage of the open setting while maintaining connectivity to local amenities and the wider Orkney Mainland.



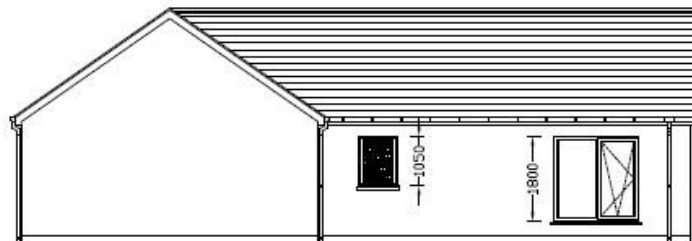


South East Elevation
Scale 1:100

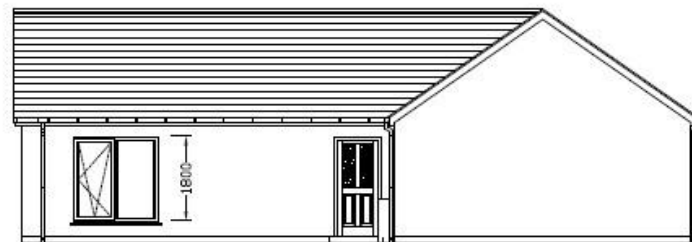
Heat Pump



North East Elevation
Scale 1:100

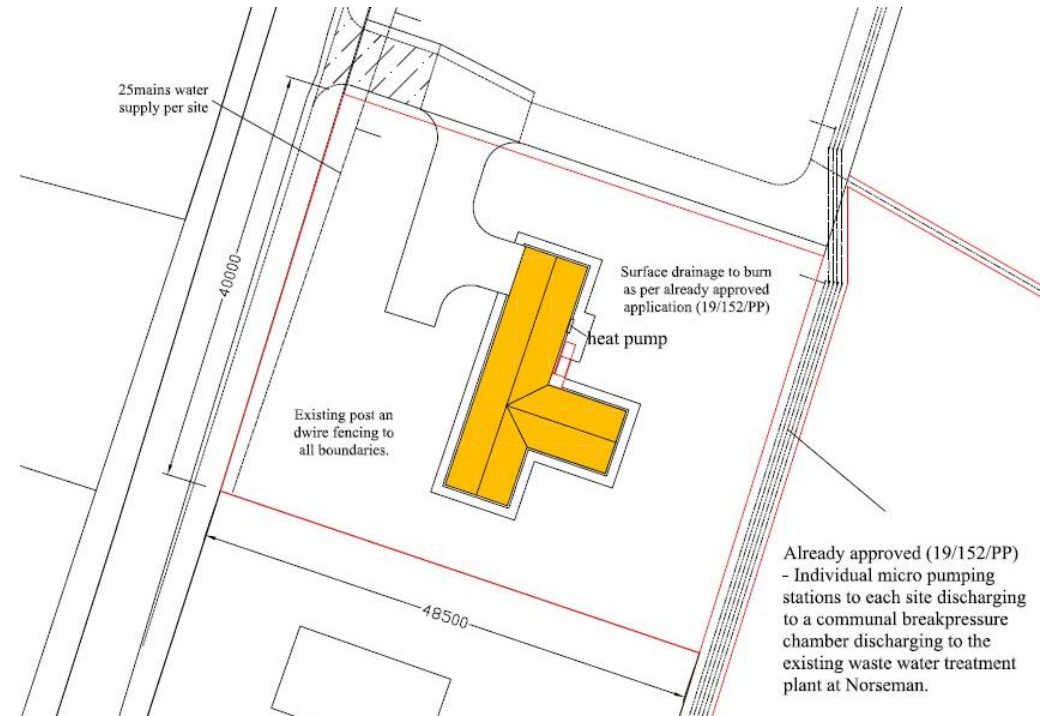


South West Elevation
Scale 1:100



North West Elevation
Scale 1:100

Heat Pump



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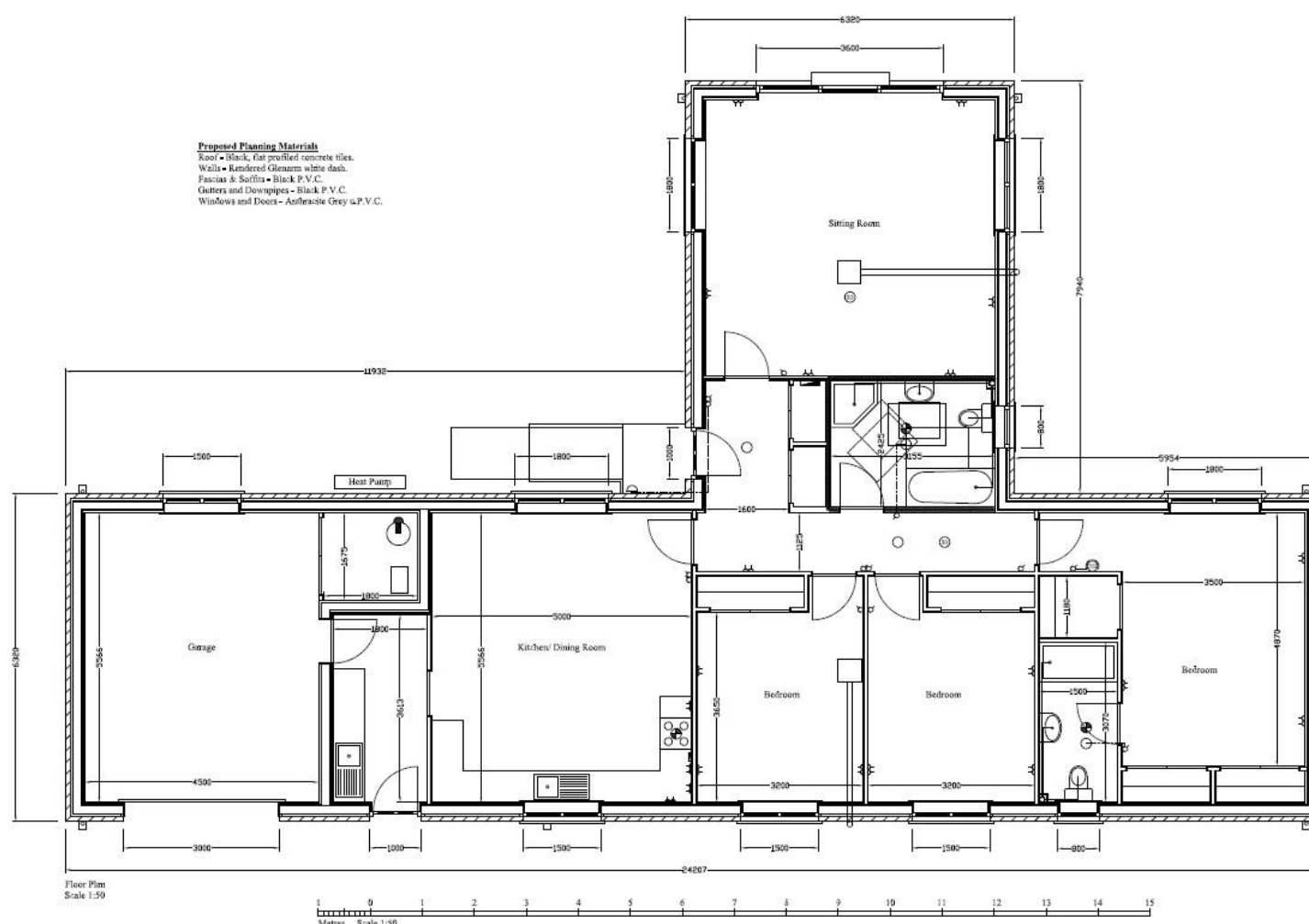


Viewing

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
Mains Water Mains Electricity Mains Drainage	T.B.C	T.B.C	Flexible

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- 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.