



Building Site at Hellihole Road,



Stromness, KW16 3DY



2 Bed



2 Bath



2 Public



An exceptional opportunity to acquire a rarely available building plot in the heart of Stromness, benefiting from full planning permission for a contemporary, energy-efficient home in one of Orkney's most sought-after locations.

Situated on Hellihole Road, the site occupies an elevated position within easy walking distance of Stromness's excellent range of local amenities, including shops, cafés, schools, the harbour and transport links. The sale includes an existing garage and private parking area, which will provide the access to the dwelling.

The elevated setting enjoys beautiful south-easterly sea views, and the approved house design has been carefully orientated to maximise both the outlook and natural daylight. Planning permission (Ref: 24/259/PP) was granted in October 2025 for the erection of a highly insulated, two-storey dwelling comprising two bedrooms. The thoughtfully designed layout incorporates generous glazing to the principal living areas, taking full advantage of solar gain and the property's enviable aspect. Planning permission remains valid for three years from the date of approval, allowing purchasers ample time to commence development.



Services will need to be connected by the purchaser. Connection to mains water and drainage has been approved by Scottish Water, and electricity and telecommunications services are nearby.

A distinctive feature of the plot is the natural cliff wall forming one of the boundaries, creating an attractive and unique backdrop to the property. The rock face has been professionally assessed by a structural engineer and confirmed as stable, with the engineer's report available upon request.

This is a unique opportunity to create a high-quality, energy-efficient home in a desirable central Stromness location, combining modern sustainable design with spectacular sea views and the convenience of town-centre living.

Offers Over £90,000

KEY FEATURES

- Rarely available building plot in central Stromness
- Full planning permission (Ref: 24/259/PP)
- Planning granted October 2025 (valid for three years)
- Approved design for a highly insulated two-storey, two-bedroom dwelling
- Elevated position with beautiful south-easterly sea views
- Designed to maximise natural light and passive solar gain
- Existing garage and parking included, providing site access
- Walking distance to all local amenities
- Services are believed to be nearby

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South East Elevation





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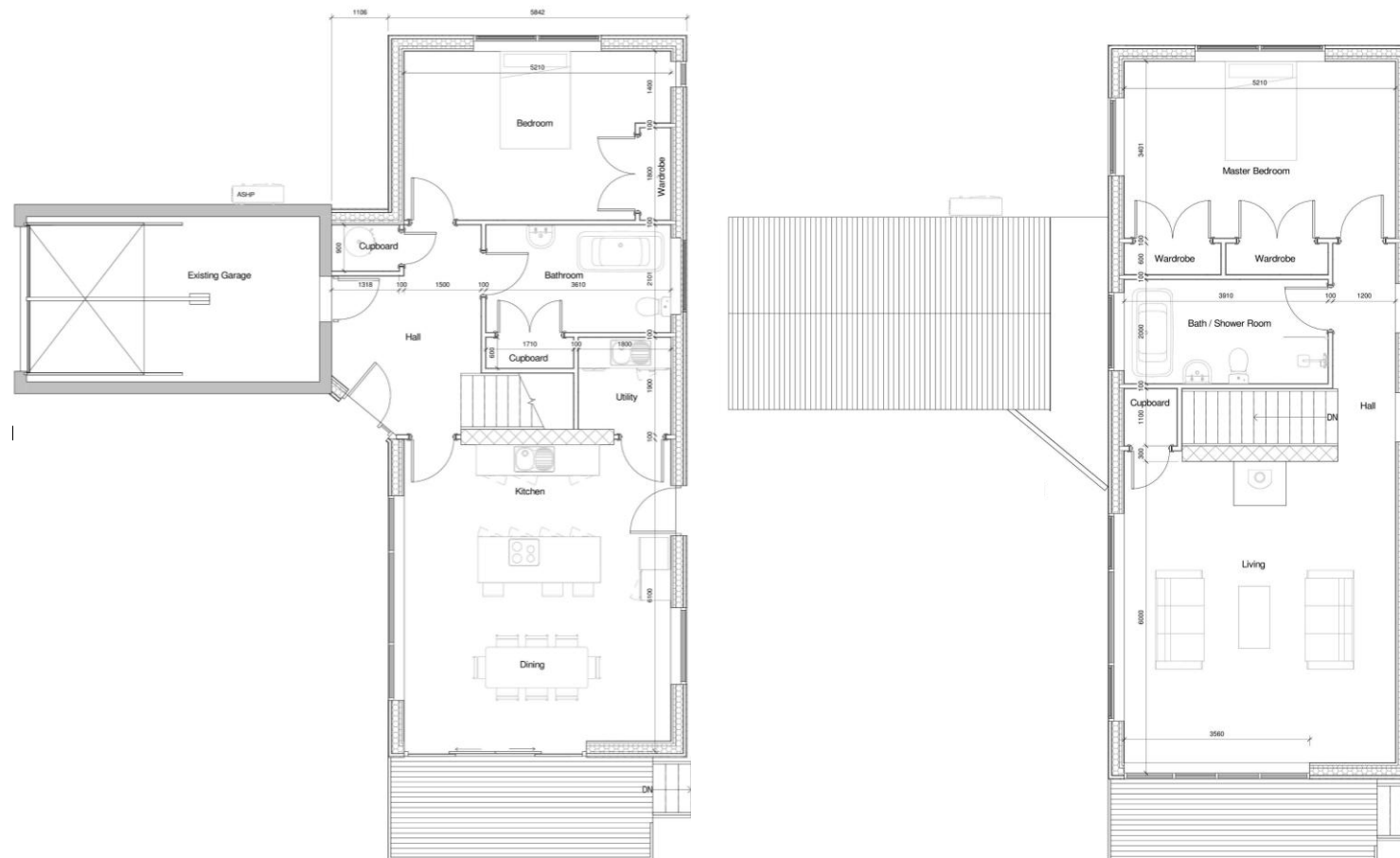


Viewing

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.



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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.