



Plot on Cairston Road

Stromness, KW16 3JS





An excellent opportunity to acquire a residential plot measuring approximately 458 square meters in a sought-after area of Stromness, conveniently located on Cairston Road and within easy reach of local amenities, schools, and transport links.

The site currently contains a detached bungalow and garage, with a demolition warrant already granted, offering purchasers a straightforward route towards redevelopment. The generous plot extends to well-maintained garden ground and benefits from established access and boundaries.

Importantly, the property already benefits from mains water and electricity connections, providing a significant advantage for future development and potentially reducing infrastructure costs.

The site is situated within an established residential area and presents an attractive opportunity for self-builders, developers, or those seeking to create a bespoke home in a desirable Stromness location.

KEY FEATURES

- Development plot in a popular residential area
- Plot area is approximately 458 square meters
- Granted demolition warrant in place (23/219)
- Planning in Principle application in progress
- Existing detached bungalow and garage on site
- Mains water supply connected
- Electricity supply connected
- Established access and garden grounds
- Excellent self-build or redevelopment opportunity
- Convenient location close to Stromness amenities



Offers Over £60,000



Plot on Cairston Road



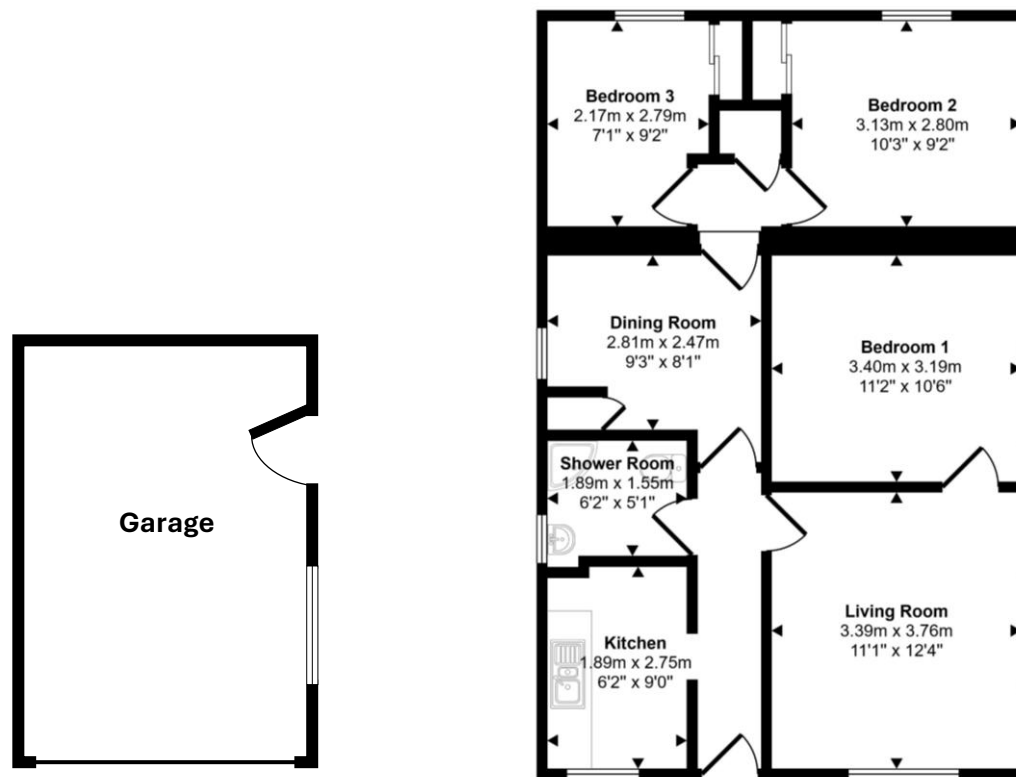
LOCATION

Cairston Road is a well-established residential area on the edge of the town centre, providing a peaceful setting while remaining conveniently close to everyday services. The location offers an attractive opportunity to create a new home in a sought-after area, with many neighbouring properties benefiting from open aspects and easy access to the surrounding countryside and coastline.

/// What3words : ///siesta.reforming.flagging



Approx Gross Internal Area
66 sq m / 710 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage	N/A	N/A	Flexible



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Viewing

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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.