



2 Building Sites near Downies Lane

Stromness, KW16 3EP





KEY FEATURES

- Two individual residential building plots
- Planning in Principle granted under reference 23/321/PIP
- Approved for the siting of two houses with associated access arrangements
- Sought-after location near Downies Lane, Stromness
- Attractive semi-rural setting
- Convenient access to local amenities and transport links
- Opportunity to design and build a bespoke home
- Excellent views and countryside surroundings
- Rare development opportunity in one of Orkney's most desirable areas

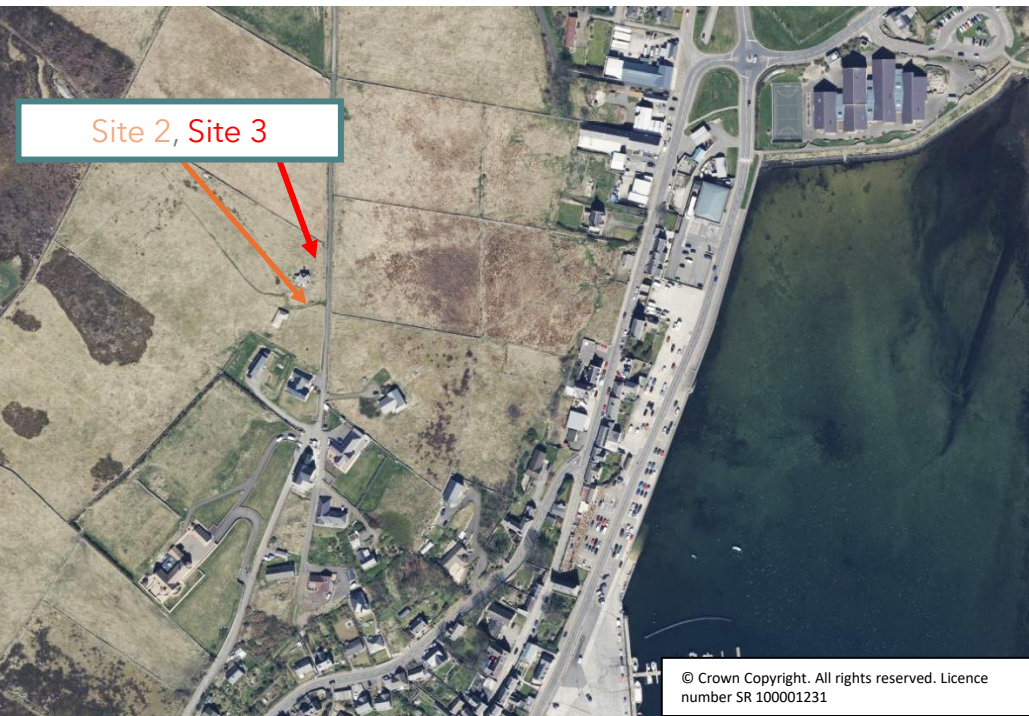
Offers Over £120,000 PER SITE

A rare opportunity to acquire one of two attractive residential building plots situated in a desirable elevated position near Downies Lane, Stromness. The sites benefit from Planning in Principle (Reference: 23/321/PIP) for the siting of two individual dwellinghouses with associated access arrangements. The planning application was approved by Orkney Islands Council in December 2023.

Set within a peaceful and highly sought-after area on the outskirts of Stromness, the plots enjoy a superb semi-rural setting while remaining within easy reach of the town's amenities, harbour, schools, shops and transport links. The location offers an excellent balance of privacy, convenience and access to the outstanding natural beauty for which Orkney is renowned.

Each site provides the opportunity to create a bespoke family home, taking advantage of the surrounding countryside outlook and the attractive setting close to the historic town of Stromness. Subject to the necessary detailed planning approvals, the plots offer flexibility for purchasers to design a home tailored to their own requirements.





LOCATION

These attractive building sites enjoy a highly desirable location off Downies Lane on the western edge of Stromness, combining the appeal of a peaceful semi-rural setting with the convenience of nearby town amenities. Situated on gently elevated ground above the waterfront, the sites benefit from an open aspect and a pleasant sense of space, surrounded by a mix of established residential properties and open countryside.

The location offers an excellent balance between privacy and accessibility, with Stromness town centre, local schools, shops, the harbour and transport links all within easy reach. The surrounding area is known for its attractive outlook and relaxed atmosphere, making these sites an ideal opportunity for those seeking to build a home in a scenic yet well-connected setting.



What3words : **Site 2** [///whistle.gong.organic](https://www.whistle.gong.organic)
Site 3 [///drunk.ecologist.bouncing](https://www.drunk.ecologist.bouncing)





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Viewing

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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 to connecting services to site which are understood to be nearby	N/A	N/A	Flexible

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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.