

Cormoss,

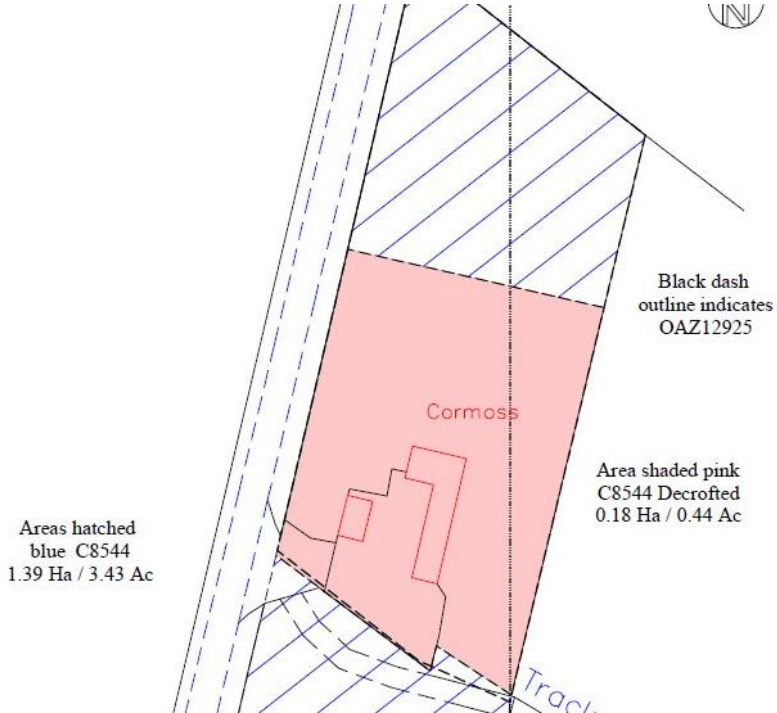
LOWS

Eday, KW17 2AB

LOWS







KEY FEATURES

- 0.44 acres of land of which is de-crofted (colored pink on plan adjacent)
- Beautiful sea views
- There was previously planning permission (17/091/PP) for the erection of a 2-bedroom dwelling (this has now lapsed)
- Cosy wood cabin on site with wood burning stove with incorporated oven and water boiler. (Mains water to cabin but wc is not plumbed in) The cabin is sold as seen, it does not have planning permission.
- Portacabin on site, sold as seen.
- Eday Primary School and Kirkwall Grammar School catchment area

Offers In The Region of £28,000

Cormoss, Eday, presents a rare opportunity to acquire a beautifully positioned 0.44 acre, or thereby of de-crofted land, site boasting stunning sea views across the surrounding farmland. Planning permission was previously granted for the erection of a stylish two-bedroom Heb Home and there is electricity and water on site.

The fully fitted wooden cabin and the portacabin currently on site are included in the sale, sold as seen, they do not have planning permission to be on site.

Cormoss offers the chance to realise a truly special new build home in a peaceful and scenic island setting, subject to the necessary consents.

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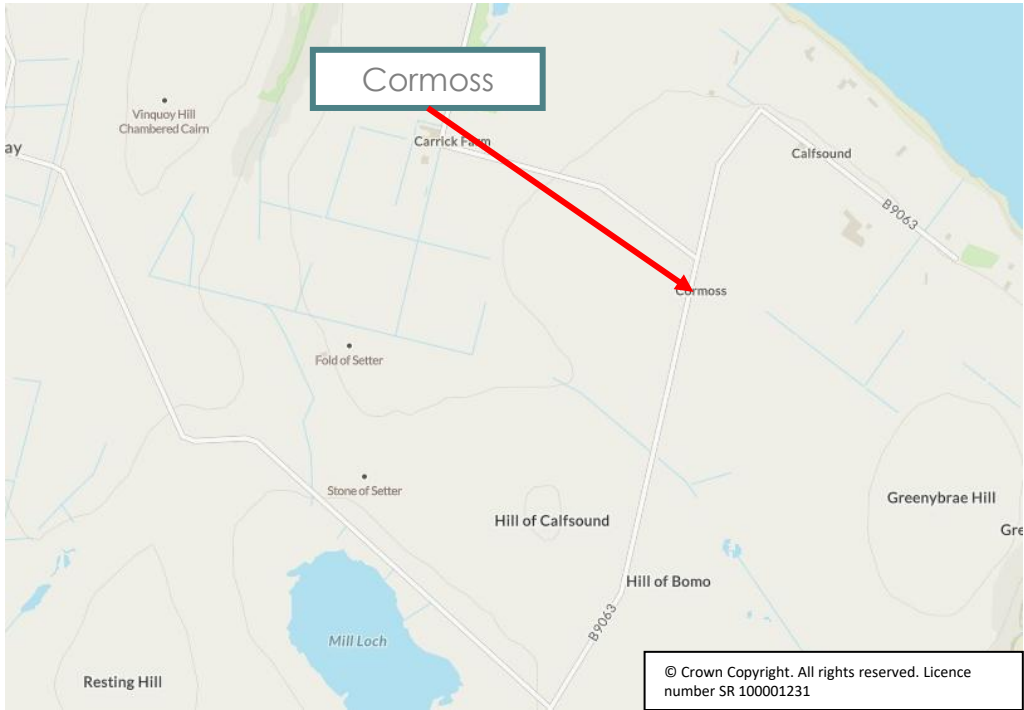
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EXTRAS

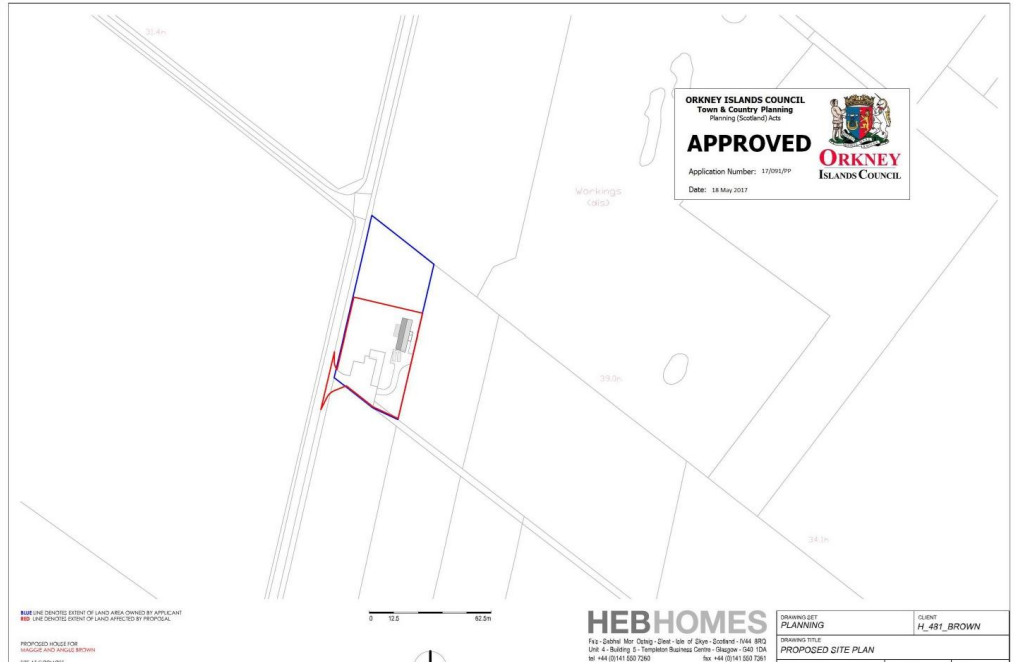
The cabin kitchen unit and fittings are included in the sale price. In addition, an un-erected 12x6 Tigerflex shed located in the Portacabin and some sundry pieces of furniture are also included in the sale price.

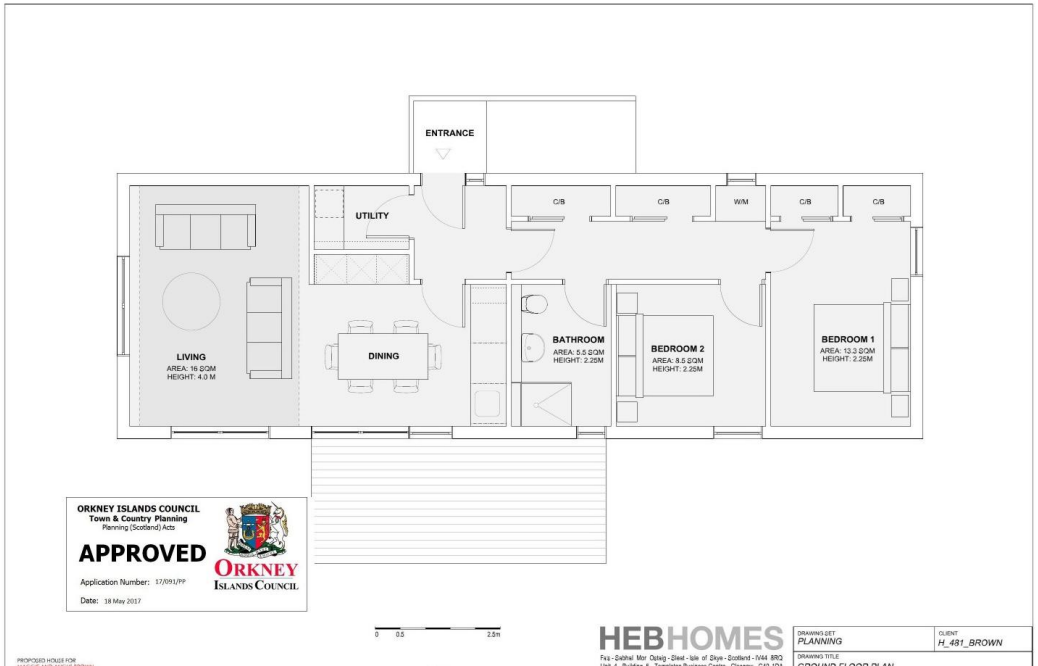








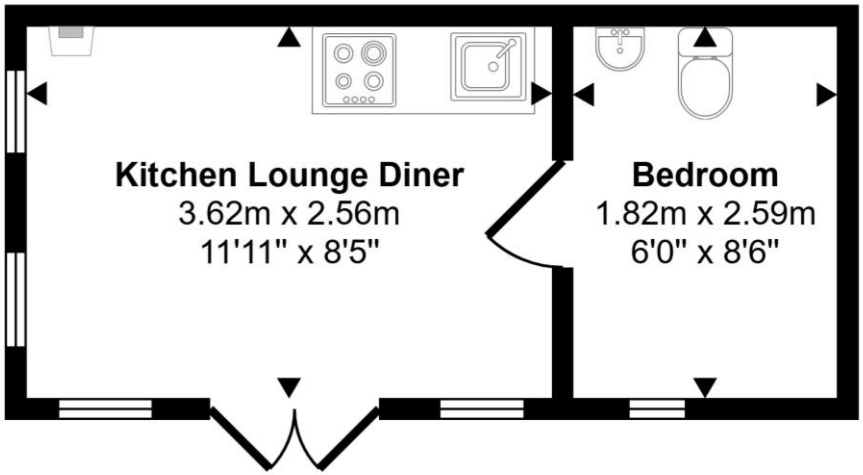




2 Bedroom Dwelling – Planning Reference 17/091/PP (Lapsed)

- New build Heb Home
- 2 bedrooms
- Open plan living/dining/kitchen
- Utility Room
- Bathroom
- OIC Planning Department must be consulted and a new planning application submitted for Cormoss.

Approx Gross Internal Area
14 sq m / 155 sq ft



Wood Cabin Floorplan

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains water and Private Water (borehole) Mains Electricity Private Septic Tank Broadband Speed – 6 Mbps Mobile Network – O2, Three	N/A	N/A	Flexible

LOWS

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.

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.