

Serviced Building Site near Fairview

LOWS

Longhope, KW16 3NQ

Extending to 3.5 acres or thereby







Occupying an exceptional waterfront position in Longhope and extending to 3.5 acres or thereby, this fully serviced building site presents a rare opportunity to create a substantial family home in a picturesque coastal setting. Enjoying uninterrupted panoramic views across Scapa Flow and the surrounding islands, the site offers an outstanding blend of privacy, space and natural beauty.

Full planning permission (OIC Ref: 19/322/PP) together with a building warrant which was granted (now expired) for the construction of an impressive three-bedroom detached dwelling, allowing purchasers to commence their project with much of the groundwork already complete. The access road has been installed, services have been brought directly to the site, and the building platform has been professionally levelled.

Beyond the proposed house site, the remaining land provides a valuable lifestyle opportunity. The upper section is laid to rough grass and would be well suited to equestrian use, small-scale livestock keeping or simply enjoying as a private coastal acreage. A number of young trees have also been established, enhancing the site's future appeal and shelter.

Offers Over £95,000


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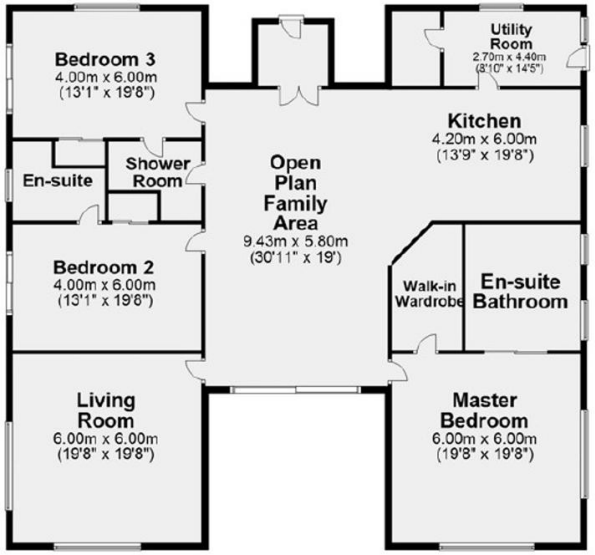
LOCATION

A rare waterfront building site enjoying an exceptional coastal setting on the shores of Scapa Flow, near Fairview, Longhope. The site benefits from breathtaking panoramic sea views, spectacular sunsets and a peaceful rural location surrounded by Orkney's renowned natural beauty. Conveniently located for Longhope village amenities and ferry links to mainland Orkney, this attractive plot presents an outstanding opportunity to create a bespoke family home in one of North Walls' most scenic locations.

/// What3words : ///butter.health.quit

EXTRAS

Containers are included in the sale price. Static caravan is available by separate negotiation.





Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water, electricity and telephone to site, the purchaser will be liable for the connection charges. Broadband Speed – 1Mbps Mobile Network – Vodafone, EE, O2, 3	TBC	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.