

SAETR PLOT

3 TEANGUE, ISLE OF SKYE, IV44 8RE



Galbraith

SAETR PLOT, 3 TEANGUE, ISLE OF SKYE, IV44 8RE

A building plot with stunning water and mountain views.

Broadford 12 miles ■ Skye Bridge 16 miles

- Elevated site with spectacular views.
- Separate access from the public road.
- Full planning consent for a one bed Heb Home house.
- Services to the edge of the site.

About 0.24 hectares (0.59 acres) in all

Guide Price £80,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Saetr Building Plot is located in the crofting township of Teangue on the Sleat peninsula on the Isle of Skye. The site is in a beautiful setting with elevated views to the Sound of Sleat and beyond to the mountains of Knoydart and Kintail.

The Isle of Skye is the best known of the Inner Hebridean islands. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin hills, the island is very popular, attracting many tourists throughout the year as well as those who seek to enjoy a peaceful lifestyle in unspoilt and beautiful surroundings. The Sleat peninsula, known as the Garden of Skye, has a mild climate and gentle, lush landscape and is easily accessible both from the Skye bridge and Mallaig to Armadale ferry. The many coastal and forestry trails, small islands and inlets and locally available moorings make it an ideal location for the outdoor enthusiast. Armadale Castle and the Museum of the Isles nearby are popular visitor attractions with beautiful gardens and many walks within the castle grounds.

Broadford, about 12 miles away, has a good range of shops and facilities, while Sleat primary school is about two miles away and a wider range of amenities and secondary schooling are available in Portree. Inverness, about a 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Saetr Building Plot is an elevated site lying to the rear of Saetr House and with spectacular views over the Sound of Sleat to the mountains of Knoydart and Kintail.

Detailed planning consent Reference No: 22/06141/FUL was granted on 29th May 2023 for a single storey, one bedroom Heb Home house <https://www.hebhomes.com/>. Heb Homes is a Glasgow based company specialising in eco-friendly designs, inspired by traditional Hebridean architecture.

Access to the site is to be taken from the public road, services are close to the site and drainage will be to a septic tank.

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/extensive.feed.prompting>

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV44 8RE

SOLICITORS

Levy & McRae
70 Washington St
Glasgow G2 6UA



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

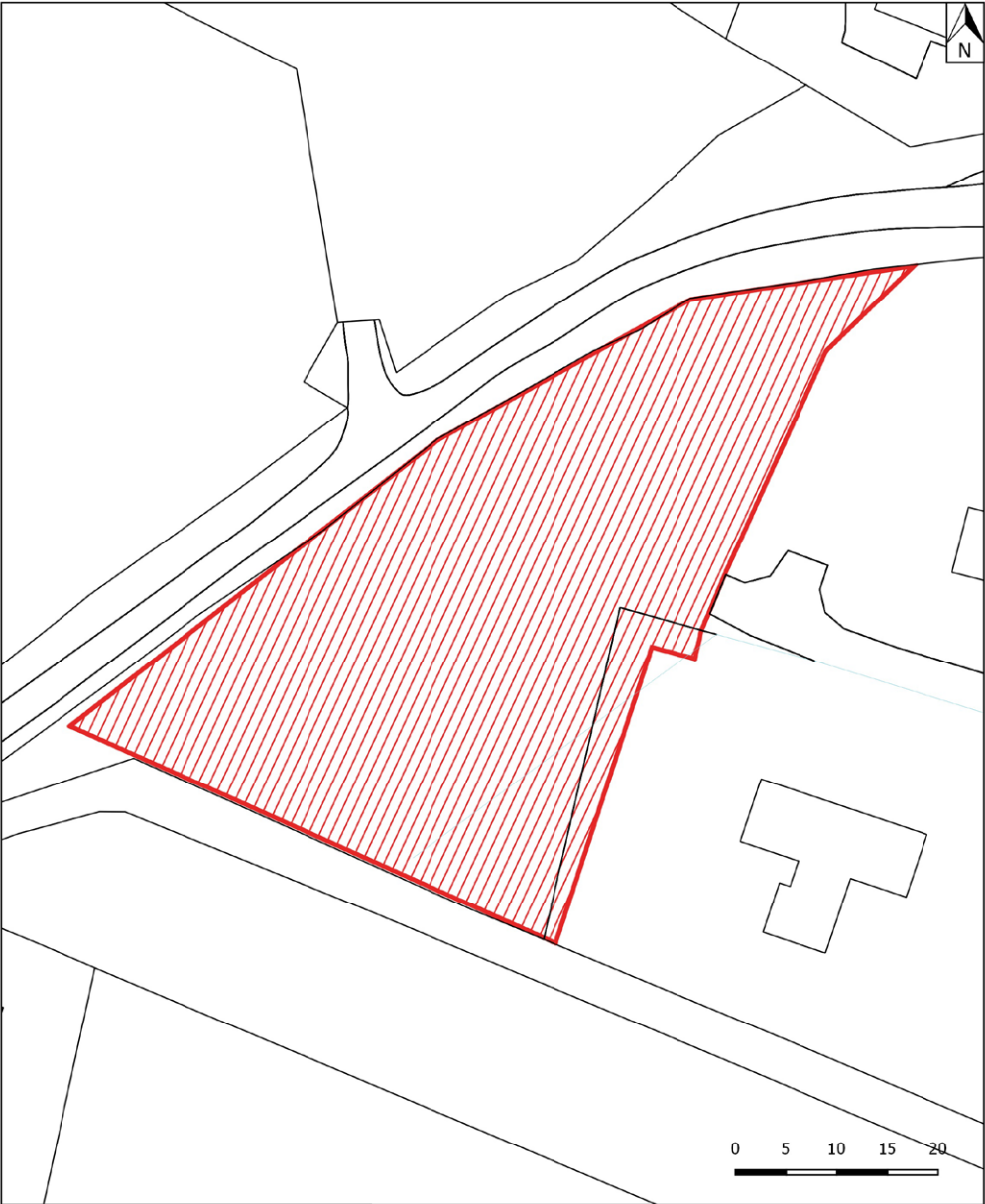
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2024.



North plot at 3 Teangue, Isle of Skye, IV44 8RE



	Nominal Scale:	1:500 @ A4
	Map Center:	166493 808996
	Date Issued:	27-09-2024
	Our Ref:	26430660
	Drawn By :	RJolly
Tel. 0141 221 8884		
Email: admin@propertysearchesscotland.co.uk		

Ordnance Survey
Licensed Partner