



DUNVEGAN HOUSE PLOT DUNVEGAN

A generous building plot on the shores of Loch Dunvegan.

Portree 23 miles ■ Skye Bridge 48 miles.

- Detailed planning consent (lapsed March 2025 with a resubmission for one house).
- Spectacular views across the loch to MacLeod's Tables.
- Pedestrian access from the site to the loch.
- Stone ruin with conversion potential subject to consents

Offers over £90,000

About 0.09 hectares (0.23 acres) in all.

Inverness
01463 224343
inverness@galbraithgroup.com

SITUATION

Dunvegan House Plot is on the edge of Dunvegan village on the Duirinish peninsula on the northwest coast of the Isle of Skye. The plot is in a stunning setting, on the shores of Loch Dunvegan and with spectacular, uninterrupted views across the water to MacLeod's Tables.

Dunvegan is popular for its beautiful location and association with nearby Dunvegan Castle, the ancestral seat of the Clan MacLeod. The village has good shops and local facilities, while the area has excellent restaurants and hotels including the award winning Three Chimneys. Portree, the main town on the island, has a secondary school and a wider range of shops and amenities.

The Isle of Skye is the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin mountains, the island is very popular attracting many tourists throughout the year, as well as those who seek to enjoy a peaceful lifestyle in unspoilt surroundings.

There are many outdoor leisure pursuits available locally including hill walking, climbing, canoeing, sailing, mountain biking, and fishing, while unspoilt countryside provides a habitat for native wildlife with regular sightings of red deer, seals, otters and birds of prey.

DESCRIPTION

Full planning consent was granted on 8th March 2022 for two semi-detached cottages, this consent lapsed in March 2025 and a renewed consent for one house has been submitted. The site, which extends to approximately 0.23 acres, is gently sloping and the elevation gives excellent views across the loch. Access is directly from the public road and mains services are close to the site.

On the northern boundary of the site are the remains of a stone building offering the potential for a garden studio or summer house, subject to the necessary consents. There is pedestrian access from the garden to the loch side.

Details of the planning consent can be viewed at: <https://wam.highland.gov.uk/wam/simpleSearchResults.do?action=firstPage> Reference No: 22/00092/FUL

DIRECTIONS

Exact grid location - What3Words - \\\ https://w3w.co/expensive.shipyards.strictest

IMPORTANT NOTES

Access to the site is via a cleared path on the right hand side of the site, adjacent to the Kirkton Cottage boundary.

Viewers are advised to take care when walking on the site as the ground is uneven and there is cut vegetation lying on the surface.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV55 8WF

SOLICITORS

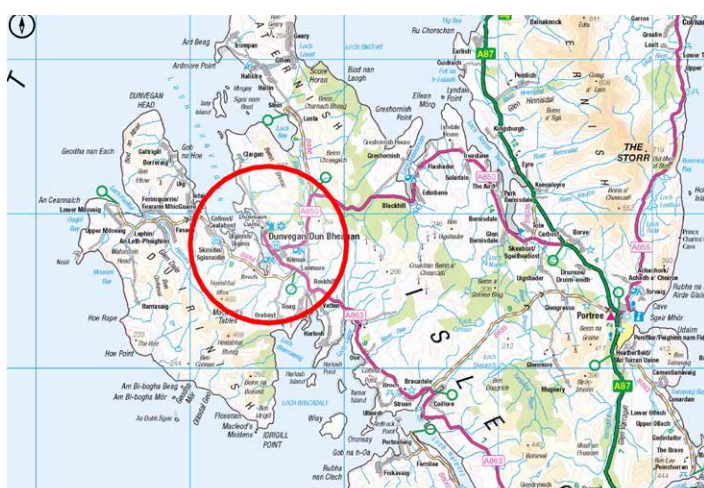
Turcan Connel
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 sales 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, together with proof of funding and identification. 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. Photographs taken in June 2022.