



## Building Plot, Hedgefield Road, Portree, IV51 9GF

Building Plot Extending to Approximately 0.25 Acre

Appreciating views Across Portree to Surrounding Hills & across to  
the Sound of Raasay

\*\*\*\*\* FULLY SERVICED \*\*\*\*\*



**Offers over £85,000**

## DESCRIPTION

This is an ideal opportunity to acquire a level, fully serviced building plot, extending to approximately 0.25 acre, quietly set off the main thoroughfare, yet within easy reach of shops and services. The planning in principle granted (17/00627/PIP) for a single or one and a half storey property, has now expired (though it's not expected to be difficult to reinstate) and the owners have had an architect draft a possible plan of design that would work well on the site. It should be noted that the plan hasn't been put to the Local Authority for approval but is to help give an idea, for any potential purchaser, as to the plot's potential. The Seller has erected a combination of fencing and Gabion baskets along the boundary lines.

With a pleasant open view across Portree to the surrounding hills & to the Sound of Raasay, this is an ideal opportunity to acquire a good sized plot without the worry of the cost of servicing it.

## LOCATION

The property is situated in Portree, the main town on the Island of Skye, and is within walking distance of the centre. The Isle of Skye lies off the west coast of the Highlands and attracts many tourists each year. The Cuillin mountain range and Trotternish Ridge ensure the area is a mecca for mountaineers and hill walkers alike with other leisure pursuits such as fishing, pony trekking and boat trips also being catered for. Portree has both primary, and secondary schools, a good selection of shops, supermarkets, hotels, eateries and post office etc. A new Gaelic primary school was opened in 2018 and offers pre-school and P1 -7 education, conveniently close to the plot. There is a swimming pool and harbour in the town and the Aros Centre provides a varied programme of cinema, theatre and concerts. Kyle of Lochalsh is some 34 miles from Portree, with Inverness, the capital of the Highlands approximately 110 miles distant

## DIRECTIONS

From Inverness take the A 82 road going towards Fort William. At Invermoriston turn right on to the A887 road continuing on the A87 road to Kyle of Lochalsh. Cross the road bridge to Skye, still continuing on the A87 to Portree. Just after the Aros Centre (on the left) take the road to the left sign posted for Dunvegan. take the left handing turning into Struan Road and drive past Hewdens and Harbro, taking the next turning to the left. Go straight on, over the speed bump (with the Gaelic school to your right) and the plot is straight ahead and will be clearly sign posted.

## SERVICES

The plot is being sold completely serviced with water, electricity, telephone and mains drainage. The current access road is in the process of being tarred at the Seller's expense.

## VIEWING

The clients are happy to meet with prospective purchasers on site. To arrange an appointment contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.

## HSPC REFERENCE

56083



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED  
Telephone: 01463 253 911 | Fax: 01463 711 083  
Ullapool Office: Village Hall, Ullapool  
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)  
[www.andersonshaw.com](http://www.andersonshaw.com) | [property@solicitorsinverness.com](mailto:property@solicitorsinverness.com)

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

