



**HOUSE SITE
AMBERG
VOE
SHETLAND
ZE2 9PT**

This is a rare opportunity to purchase a house site with Planning Permission, a Building Warrant and architect's drawings for a 4 bedroom, 3 bathroom house. There is an existing house on the site which will require to be demolished by the purchaser. The Planning Permission includes consent for this work. The site is within walking distance of the local shop, primary school and public hall and commuting distance of Lerwick and Sullom Voe Oil Terminal.

VIEWING: Telephone 01595 695077 or 07787 877736 to arrange an appointment.

PRICE: Offers over £40,000 are invited.

NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ

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GENERAL

Planning Permission and a Building Warrant have been obtained for a new Architect designed four bedroom, three bathroom, one and a half storey property on a house site set in an elevated position above Voe. The existing house on the site will require to be demolished. Consent for this work has been obtained. The existing house is connected to all services, including mains drainage.

The site is approximately 25 minutes travelling distance from Lerwick and 15 minutes from the Sullom Voe Oil Terminal.

The Olnafirth Primary School, general merchant's store with petrol pumps and public hall are within walking distance. There is also the Pierhead Restaurant and Bar and a small marina in the village.

In the nearby village of Brae there is a High School, a leisure swimming pool, health centre (including dental suite), two hotels, a public hall, boating club, Indian take-away, fish and chip shop, public house, Co-op supermarket and builder's merchant.

PLANNING PERMISSION

Planning Permission (Ref: 2007/278/PCD) to demolish the existing house on the site and for the erection of a detached house was granted on 18 September 2007. A copy of the Planning Permission can be supplied on request.

The plot has been decrofted.

ARCHITECT DRAWINGS

Plans will be available for inspection at my office. Please contact my reception to arrange a suitable time.



View from the house site

ENTRY

Early entry available.

TRAVEL DIRECTIONS

Travelling north from Lerwick take the road to Mossbank and continue along past the public hall for approximately 200m; take the third turning on the right after the junction, the second house on the left as marked on the attached location plan.

CLOSING DATE

Parties wishing to be advised of a closing date should note their interest with the selling agent.

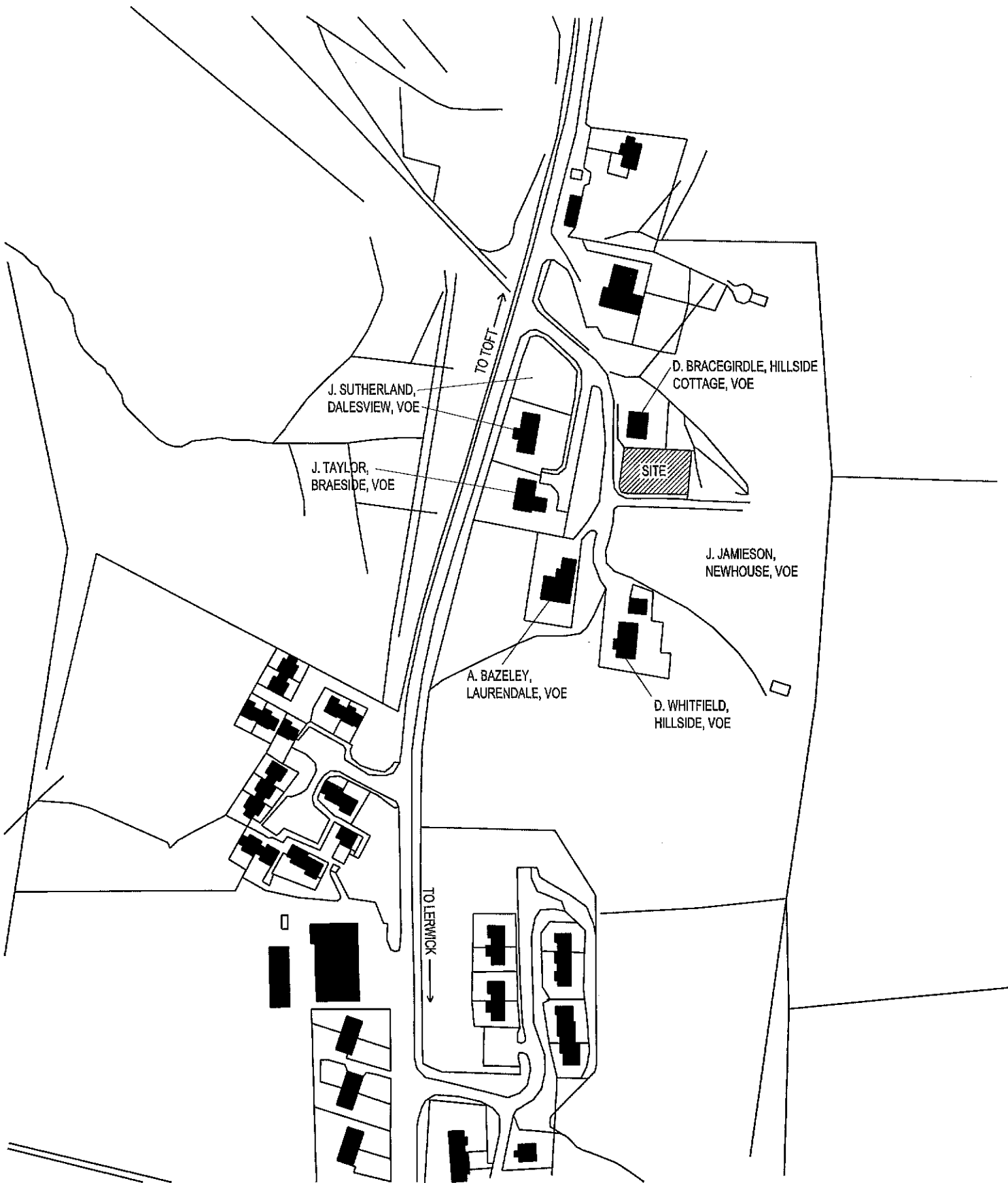
OFFERS TO

Neil Risk, Solicitor and Estate Agent, Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. Telephone (01595) 695262. Fax (01595) 695331. E-mail: mail@neilrisk.com

View my properties at:

<http://www.neilrisk.com>

Note: While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide angle lens.



Job title PROPOSED NEW HOUSE, HILLSIDE, VOE	Drawing title LOCATION PLAN	Scale 1 : 2500 Date June 2007 Drawn KG <div style="border: 2px solid black; padding: 5px; display: inline-block;"> 651 00 </div>
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Peter Johnson
PARTNERSHIP
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