



SITE 1 & SITE 2 NESBISTER WHITENESS SHETLAND

Two unserviced house sites (services nearby) set in an elevated position above the foreshore enjoying a western aspect with outstanding sea views of Whiteness Voe towards South Whiteness. Outline Planning Permission for a dwelling house on each site. Situated in a quiet rural location within easy commuting distance of Lerwick and a short drive to local amenities, including primary school, public hall and general merchant's shop with butchery and post office.

VIEWING:

Telephone 01595 692054 for more information.

PRICE:

Offers in the region of £30,000 for each site.

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

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GENERAL

As land for house building becomes more difficult to find, this is a rare opportunity to acquire one of two house sites in the picturesque setting of Nesbister. Site 1 extends to approximately 985m² and Site 2 extends to approximately 936m². It may be possible to negotiate the purchase of additional land.

This is an area of outstanding beauty which enjoys the benefit of long summer evenings. The west side of Shetland is noted for its weather, walks and the diverse wildlife and sea angling.

A general merchant's store stocking a wide range of goods, the Whiteness Primary School and the local public hall are only a short drive away. The Junior High School for the district is in the nearby village of Scalloway. There is a youth club, snooker club and hotel nearby.

The land is approximately 9 miles travelling distance from Lerwick, approximately 5 miles from Dale Golf Club and walking distance of regular bus route.

The sites are shown on the attached Site and Location Plans.



Photo of sites and view

PLANNING PERMISSION

Outline Planning Permission (Ref P/PPA/360/41) for the erection of a dwelling house on each site was granted on 7 December 2007. A copy of the Planning Permission can be supplied on request. The purchaser will be responsible for obtaining full Planning Consent and Building Warrant.

SERVICES

These are unserviced house sites but all services are situated within a reasonable distance for connection. The purchaser will be responsible for the cost of connecting the services.

Road Access – The purchasers will be responsible for the provision of an access road on to their site which meets the requirements set out in the Planning Permission.



Looking south - Site 1 & Site 2



Looking north view from Site 1 of Site 2 and Wormadale

ENTRY

Entry will be available on conclusion of legal formalities.

VIEWING

Telephone Mr Maurice Anderson on 01595 692054 for more information.

PRICE

Offers in region of £30,000 are invited for each site.

TRAVEL DIRECTIONS

Driving west towards Whiteness take the turning on the left for Wormadale and then first right past the Council houses towards Nesbister, then follow the road along the foreshore. The sites are on the right hand side of the road as the road rises towards "Da Banks Broo".

CLOSING DATE

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

OFFERS TO

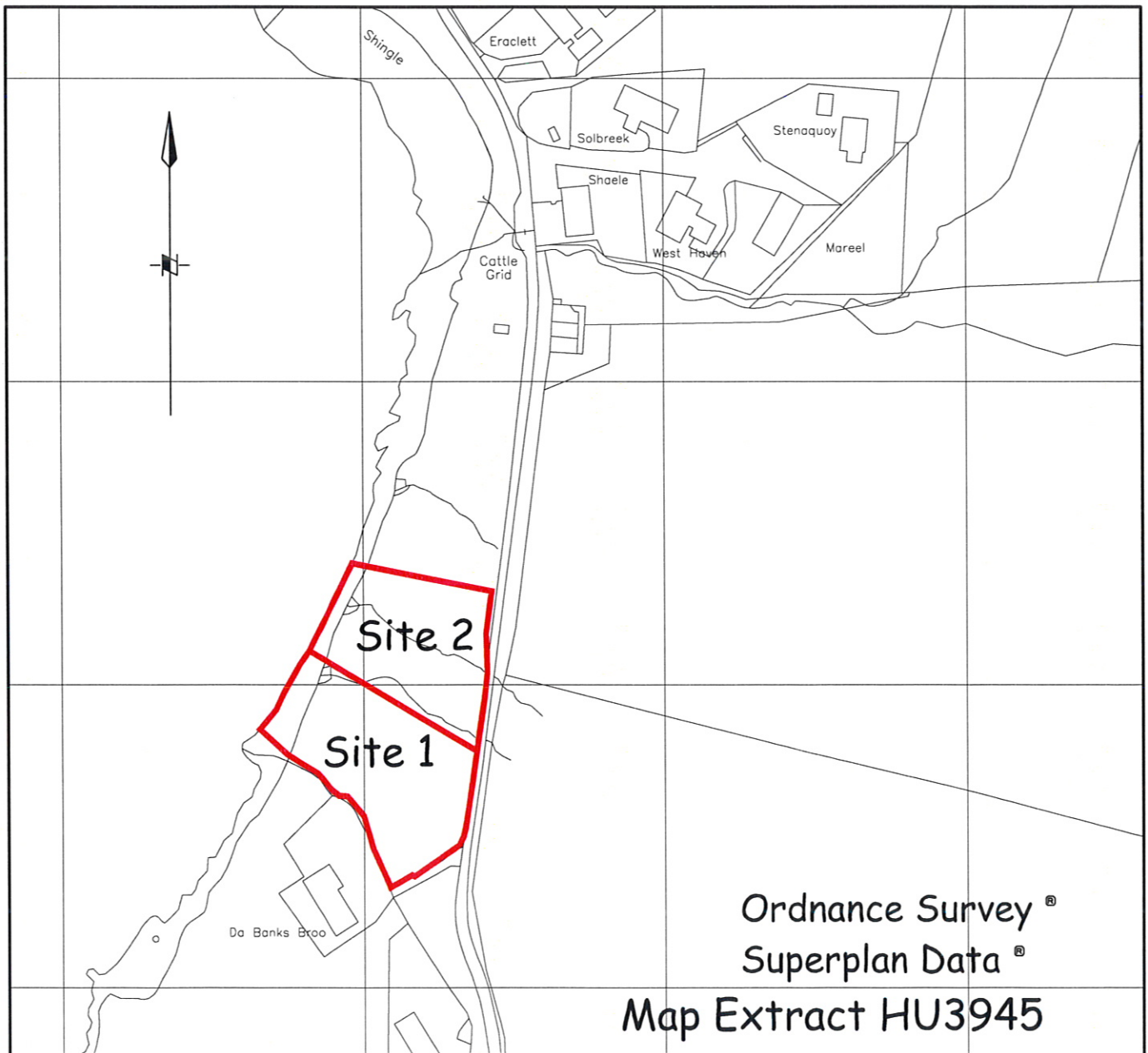
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View my properties at:

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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.

NESBISTER - 2 House Sites



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LOCATION PLAN

HOUSE SITES - NESBISTER - GB & AM Anderson

