



**3 SITES
SCORD
SCALLOWAY
SHETLAND**

Three partially serviced house sites overlooking East Voe of Scalloway and enjoying a western aspect with views of Clift Sound to the south. Outline Planning Permission for a dwelling house on each site. The sites are within walking distance of the village of Scalloway and within easy commuting distance of Lerwick.

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

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These sites are ideally located to take advantage of a location which is centrally placed on the Shetland mainland within commuting distance of Sullom Voe in the north, Sumburgh airport in the south and 7 miles from Lerwick. Scalloway Junior High School (includes nursery) is within walking distance. The sites enjoy south and west facing views over the village and the islands beyond.

Copies of the Site and Location plans can be supplied on request.



Plot 2 - Looking south west



Plot 3

PLANNING PERMISSION

Outline Planning Permission (Ref PL 2006/251/PCO) for the erection of a dwelling house on each site was granted on 10 August 2006. A copy of the Planning Permission can be supplied on request.

The Planning Consent contains certain standard conditions regarding substantive under-building which may, for example, affect Plot 2: "Should be designed as part of the house in terms of detailing and colour finish". This would of course be included in the full planning application. Each site will require an archaeological survey prior to development.

SERVICES

Mains water and sewerage have been approved and will be provided to within close proximity to the sites.

The sellers have been advised by Scottish & Southern Energy that the budget price for the supply of electricity to each site will be approximately £1,700. This price assumes a house with electric heating and cooking, if a lesser electricity requirement then the cost would be less.

ACCESS

The sites will be served by the existing access road which is shared with 2 other proprietors to the south. The vendor will grade and re-align the access road and widen at the junction with the public road providing a tarred surface for a distance of 6 metres from the said junction with the public road, as required by the Roads Department. New crash barriers will be erected to satisfy the Roads Department requirements along the verge of the existing road.

GENERAL

Scalloway is the ancient capital of Shetland situated at the south end of the fertile Tingwall valley and is a busy small port very important for the aquaculture and fishing industry and a support base for the oil industry west of Shetland. It boasts a Leisure Swimming Pool, Community Centre, Health Centre, Hotel, Royal British Legion, Boating Club, public house, cafes, two hairdressers, garage, public hall and two general merchants. There are two small boat marinas at Port Arthur and East Voe respectively, and is home to the North Atlantic Fisheries College which provides educational facilities for students from all over the world.

ENTRY

Entry will be available on conclusion of legal formalities.

VIEWING

Telephone Mr Maurice Anderson on 01595 692054 for more information.

PRICE

Offers over £25,000 are invited for plot 1.
Offers over £35,000 for each of plots 2 and 3

NB Plot 2 would have sufficient space for 2 houses although the current planning approval only allows for 1 house on the lower 0.10 hectare of the site.

TRAVEL DIRECTIONS

They are situated on the west side of the public road at the Scord of Scalloway.

CLOSING DATE

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

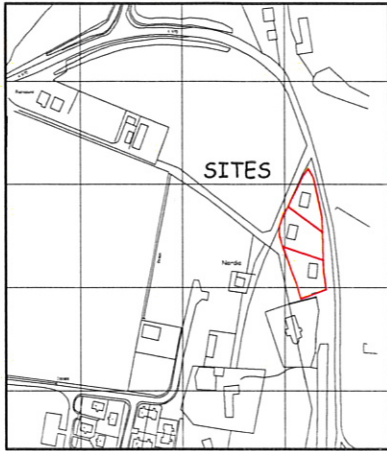
OFFERS TO

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:

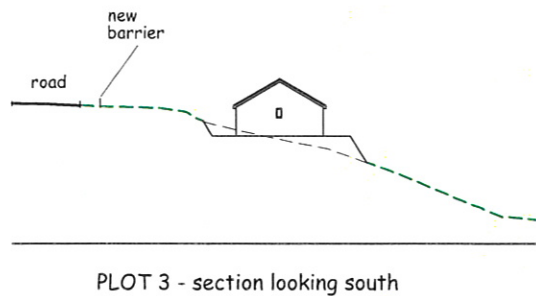
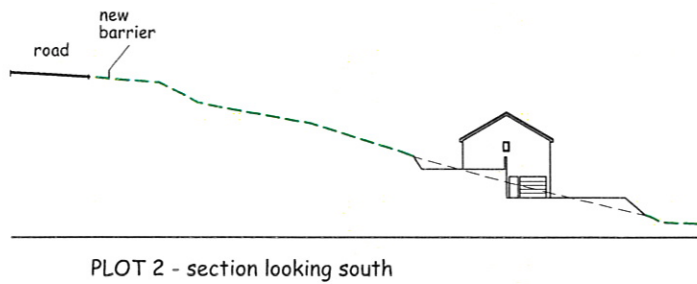
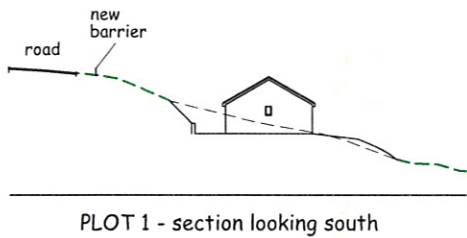
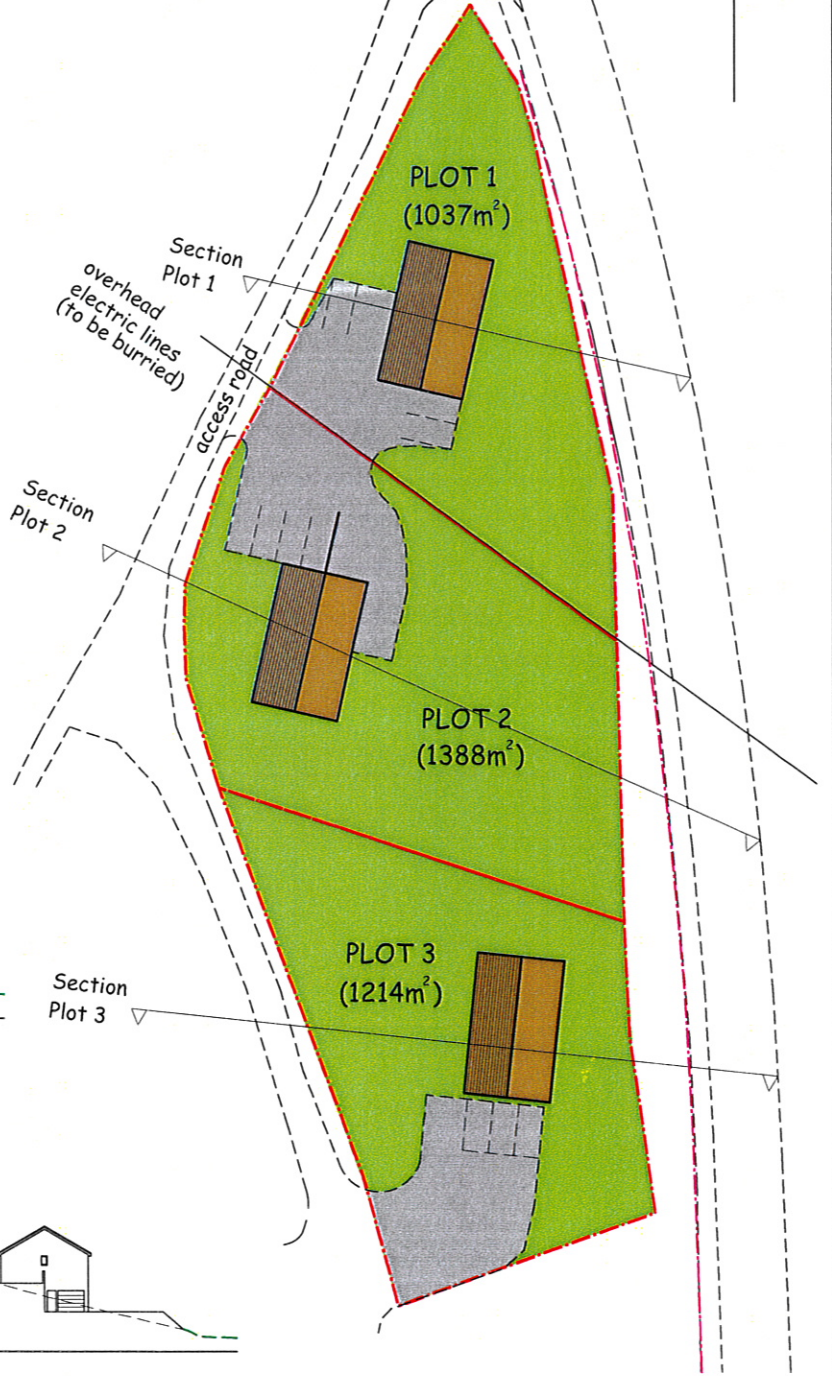
<http://www.neilrisk.com>

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.



LOCATION PLAN 1:5000

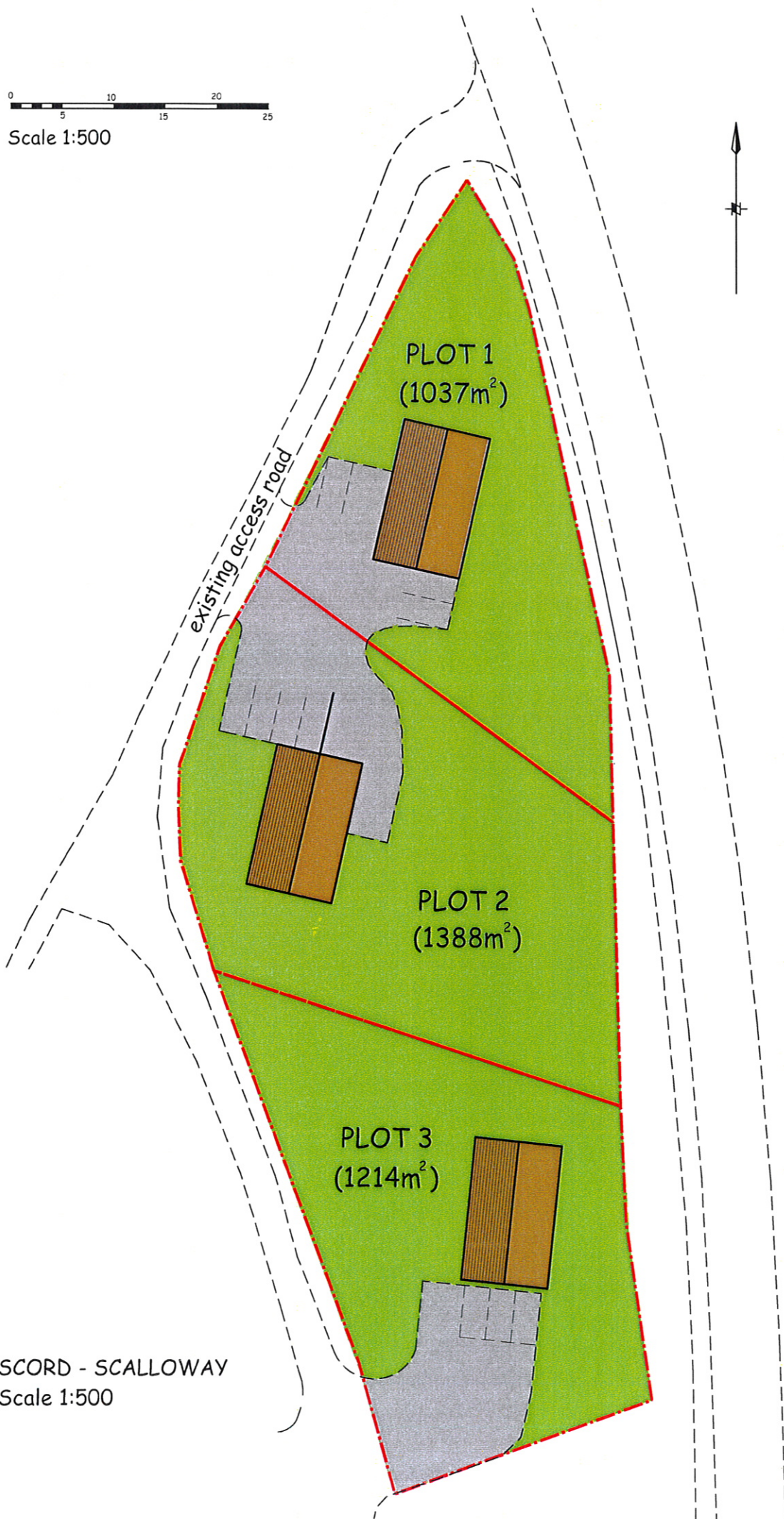
Scale 1:500 dimensions in metres



Layout Plan		
Scale	Date	Rev
1 : 500	March 2007	
<h3>House Sites</h3> <h3>Scord, Scalloway</h3>		
Layout By		
 Creative Island Developments Ltd <small>Chartered Surveyors, working with the land Meadowside, Virkie, Shetland ZE3 9JS</small>		



Scale 1:500



SCORD - SCALLOWAY
Scale 1:500