



ORKNEY
ISLANDS COUNCIL

Property for Sale

Telephone:
01856873535

Fax:
01856876094

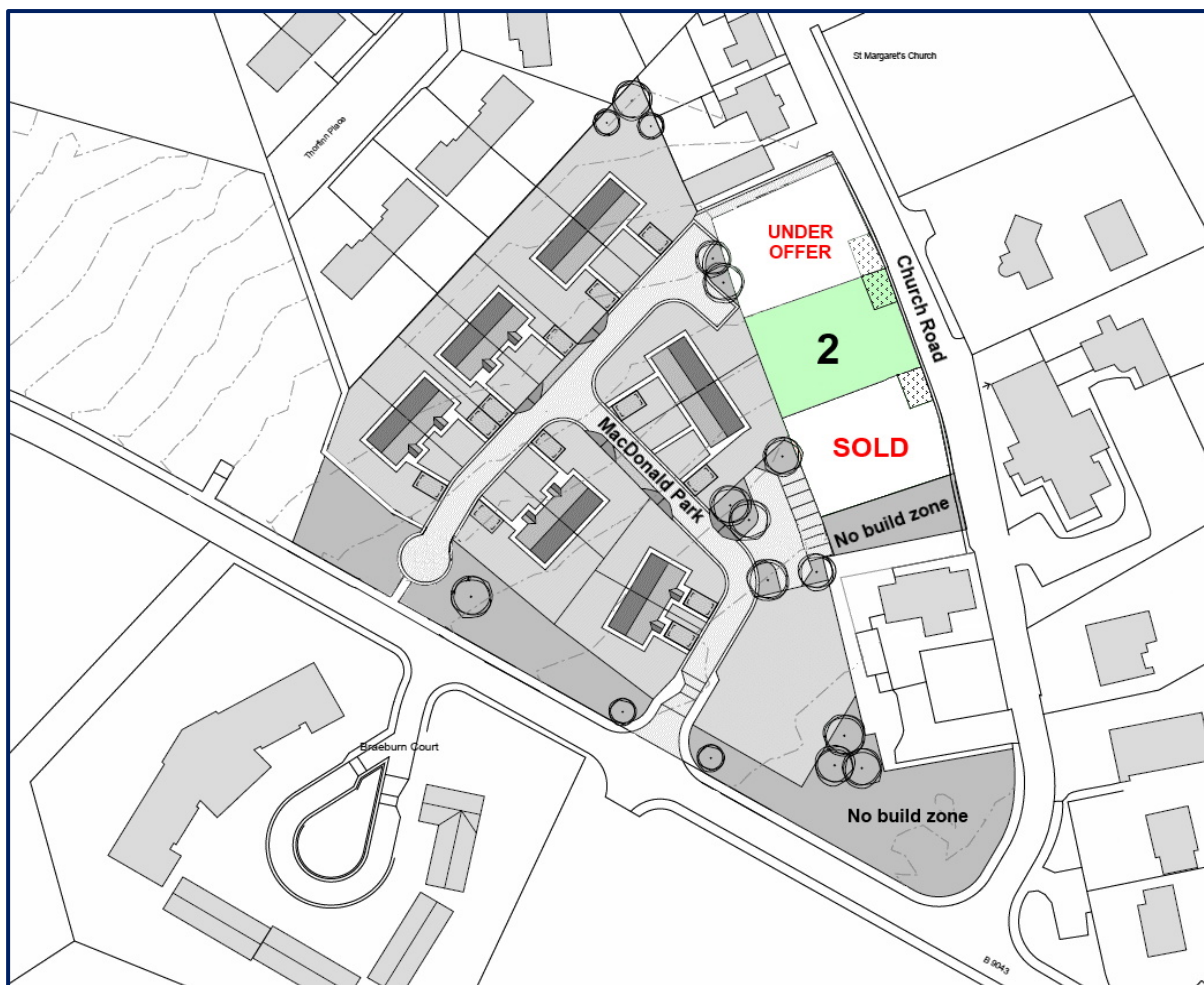
Email:
property@orkney.gov.uk

Self-Build Serviced Housing Plot at Church Road, St Margaret's Hope

Sites are located in the village of St Margaret's Hope, South Ronaldsay.

One plot available extending to 642m².

Offers over £30,000.



Address

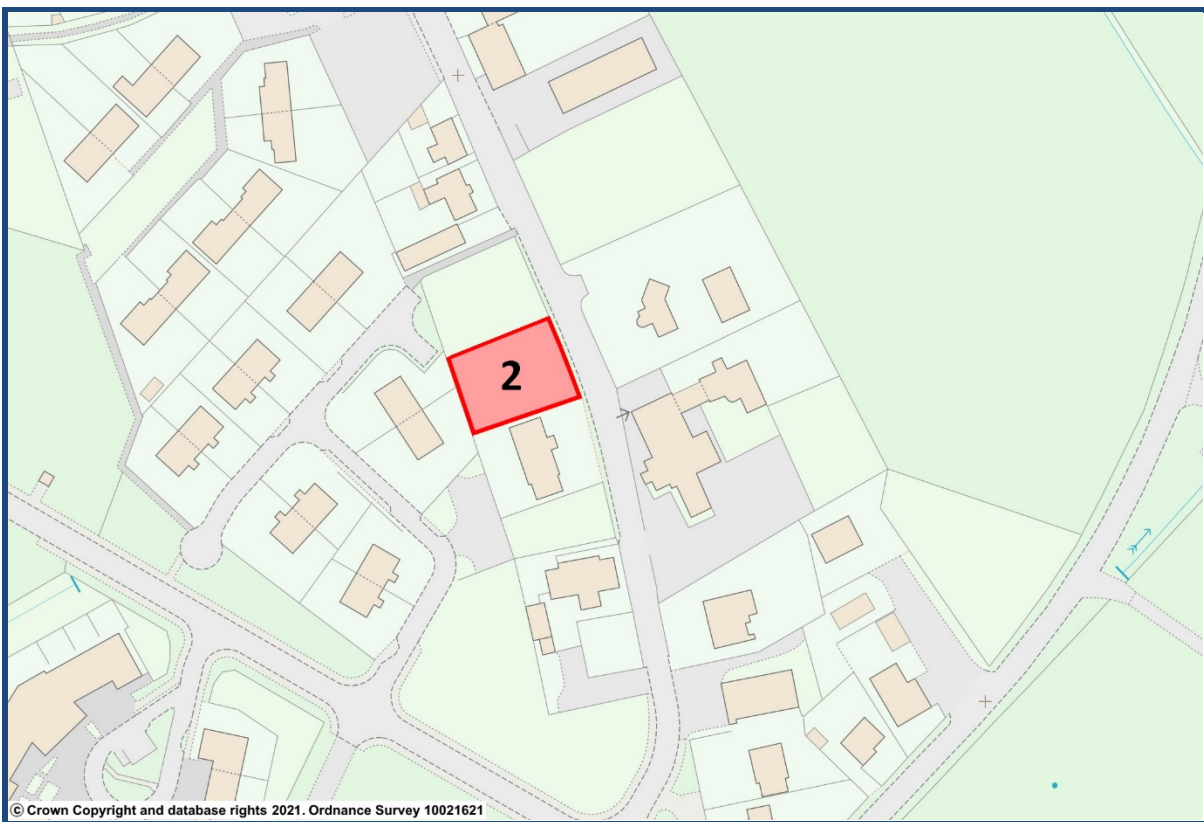
One Self-Build Serviced House Plot available at St Margaret's Hope.



Location

The plot is located in a rural setting on the outskirts of the village of St Margaret's Hope, South Ronaldsay. There are easy links to the local amenities and schools.

Site Plan



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Description

The plots are serviced, however, purchasers will be required to make application to the statutory undertakers in respect of connecting the water supply, sewerage system, telephone and electricity services. The plots will be sold as they stand and no further services other than those existing at the time of sale will be provided. The estate roads are completed to an adoptable standard, including pavements and street lighting.

Services

It is understood that the plots are fully serviced, but this is not guaranteed. The prospective purchasers will be required to inspect the plots to ensure that they have the necessary connections and to make appropriate arrangements with the statutory undertakers and to seek all necessary consents and permissions.

Planning and Permitted Use

Following receipt of an offer, full planning permission will be required prior to settlement of the transaction and any development.

The St Margaret's Hope - South Development Brief was adopted by Full Council in October 2011. A copy of the brief is available on the Council's website at:

https://www.orkney.gov.uk/Service-Directory/D/St_Margarets_Hope_South_Development_Brief.htm.

For planning advice please contact a Planning Adviser on 01856873535 or email: planning@orkney.gov.uk.

Pre-Emption Rights

In particular there will be a condition in the title deed whereby the purchaser shall be bound to complete their building, both inside and outside, so as to be ready and certified for occupation within three years of the date of entry specified in the Disposition. The purchaser shall not have the power of sale without a completed dwelling house having been erected within three years of the date of entry, unless they have first offered to sell the site back to the Council:

(A) at the price at which the plot was purchased from the Council, in the event of the purchaser wishing to sell their plot before the building has commenced; or

(B) at the price to be determined by the District Valuer, in the event of the purchaser wishing to sell their plot at any time after building has commenced but has not been completed within three years of the date of entry.

Availability

The plots will only be available for sale to private individuals wishing to build a single dwelling house for their own residential use. Offers from builders (including companies, partnerships, sole traders and developers) will not be considered.

Entry

To be agreed.

Home Report

Not applicable.

Council Tax Band

Not applicable.

Price

Location	Plot Size (m ²)	Offers Over
Plot 1.	627.	Under offer.
Plot 2.	642.	£30,000.
Plot 3.	N/A.	Sold.

General

The prospective purchasers should satisfy themselves in regard to the development potential of the plot in which they are interested with the Council's Planning Service prior to making an offer.

For planning advice please contact a Planning Adviser on 01856873535 or email: planning@orkney.gov.uk.

Submitting an Offer

All interested parties must submit their offer(s) through a solicitor in the usual Scottish legal form and addressed to Estates Manager, Corporate Services, Orkney Islands Council, School Place, Kirkwall, Orkney KW15 1NY.

Legal

Whilst the foregoing particulars are believed to be correct their accuracy is not warranted.

The Council reserves the right to fix or amend the closing date.

Interested parties are advised to have their Solicitor note their interest with Orkney Islands Council. Conditional offers are not acceptable.