



Building Plot Near North Kirk, Shapinsay, KW17 2EA

Offers Over £39,995

K Allan Properties is delighted to present this attractive quarter-acre building plot on the beautiful island of Shapinsay. Enjoy uninterrupted panoramic sea views across to the Orkney Mainland, with St Magnus Cathedral visible on the horizon.

Planning permission is in place for a contemporary two-bedroom home designed to maximise the spectacular outlook (Orkney Islands Council reference 24/028/PP). The previous condition relating to improvements to the nearby passing place has been removed, and the permission was reissued on 23 January 2025. It remains valid for three years from this date.

Shapinsay offers an exceptional blend of peaceful rural living and convenient access to Kirkwall via a regular ferry service, just a 25 minute crossing, enabling convenient commuting for employment, education and amenities, with an additional out-of-hours service also available. The island is home to a thriving wildlife population, dramatic coastal scenery and a welcoming community. Local amenities include 24/7 medical cover, a primary school, a well-stocked shop with post office, a café, heritage centre and an RSPB reserve.

This plot represents a rare opportunity to build a modern home in a truly tranquil setting, surrounded by nature yet within easy reach of mainland Orkney. Early viewing is highly recommended to appreciate the full potential and lifestyle this unique location offers.

SERVICES - Services, including full fibre broadband, are nearby.

VIEWINGS

By appointment only, arranged through K Allan Properties.

C a l l 0 1 8 5 6 8 7 6 3 7 7 o r e m a i l
info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

VIEWINGS FOLLOWING ACCEPTANCE OF AN OFFER

Once an offer has been accepted and the property is marked as "Under Offer", K Allan Properties will not arrange or facilitate any further viewings of the property.

Any requests for access following acceptance of an offer will be considered only where required by the terms of the concluded missives, by agreement between the seller and purchaser, or where otherwise legally necessary.

K Allan Properties reserves the right to refuse requests for additional viewings or inspections which are not required under the terms of the transaction.

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, while receiving the best customer service, we would love to help.

ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

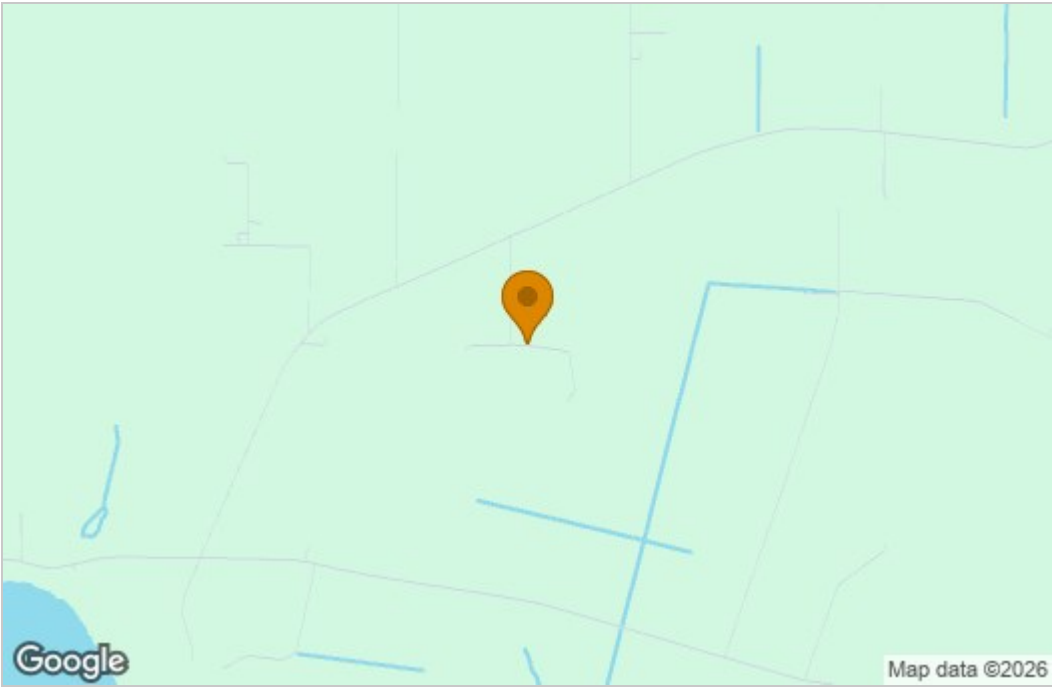
DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

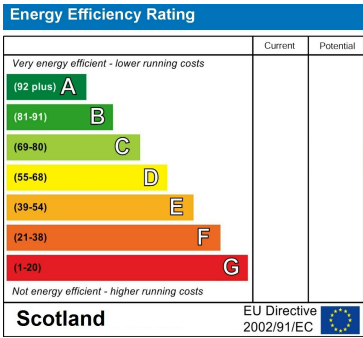
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.