ALLAN PROPERTIES










# Beach House & Old Pottery, West Myre, Sanday, KW17 2BA

## Offers Over £45,000

Situated in an enviable position looking over to the beautiful Pool Bay on the island of Sanday, this attractive site extends to approximately 3.367 acres (13,629sqm) and enjoys stunning views across the bay and surrounding farmland. Located just a short stroll from a white sandy beach and with direct roadside access, it offers an excellent opportunity to acquire a substantial parcel of land in a highly desirable setting.

The property comprises a traditional stone-built barn, a store and the remains of a former house, presenting a range of possibilities for future use. Some improvement works have already been undertaken, with the existing buildings benefiting from upgrades, resulting in structures that appear largely wind and watertight. The buildings are currently used for storage purposes.
Water and electricity are connected to the site (untested), providing a useful base for ongoing use or future development, subject to the necessary consents.

Extending to approximately 3.3677 acres, the grounds offer potential for a range of recreational uses, subject to any required permissions. Buyers considering development opportunities should note that no planning permission is currently in place, and any future proposals would be subject to approval from the relevant authorities.
Interested parties should make their own enquiries regarding any potential future development.

SERVICES
ELECTRICITY AND WATER TO SITE

COUNCIL TAX -N/A
EPC - N/A

VIEWINGS
By appointment only, arranged through K Allan Properties or simply visit the site.
Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO
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BEST ESTATE AGENT GUIDE
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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.

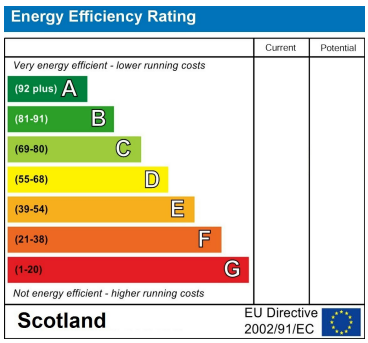
DISCLAIMER
Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

## 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.

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