



DREVER & HEDDLE

property department



**MOA COTTAGE, STONEYHILL ROAD
STENNESS, ORKNEY KW16 3HQ**

Ideal development project in an outstanding rural setting.

PRICE: OVER £35,000

GENERAL

Moa Cottage presents an ideal development project in an outstanding rural setting within the parish of Stenness.

The site extends to approx. 300 square meters. The current dwellinghouse which occupies the site, is in very poor condition and due to safety reasons viewers will not be allowed entry.

The property is located less than 2 miles away from Stenness village, with a petrol station, post office, hotel and Community School. Stromness and Kirkwall with their more extensive amenities are only 5 and 9 miles away respectively.

Potential purchasers should be advised that no planning consents are currently in place.

COUNCIL TAX

The subjects are in Band B. The charge for the year 2010/2011 is £1112.67 (£834.50 for single person household). The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

SERVICES

Mains services are on site

PRICE

Offers over £35,000 are invited.

NOTES

These particulars have been prepared following an inspection of the property on 17th May 2010 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

