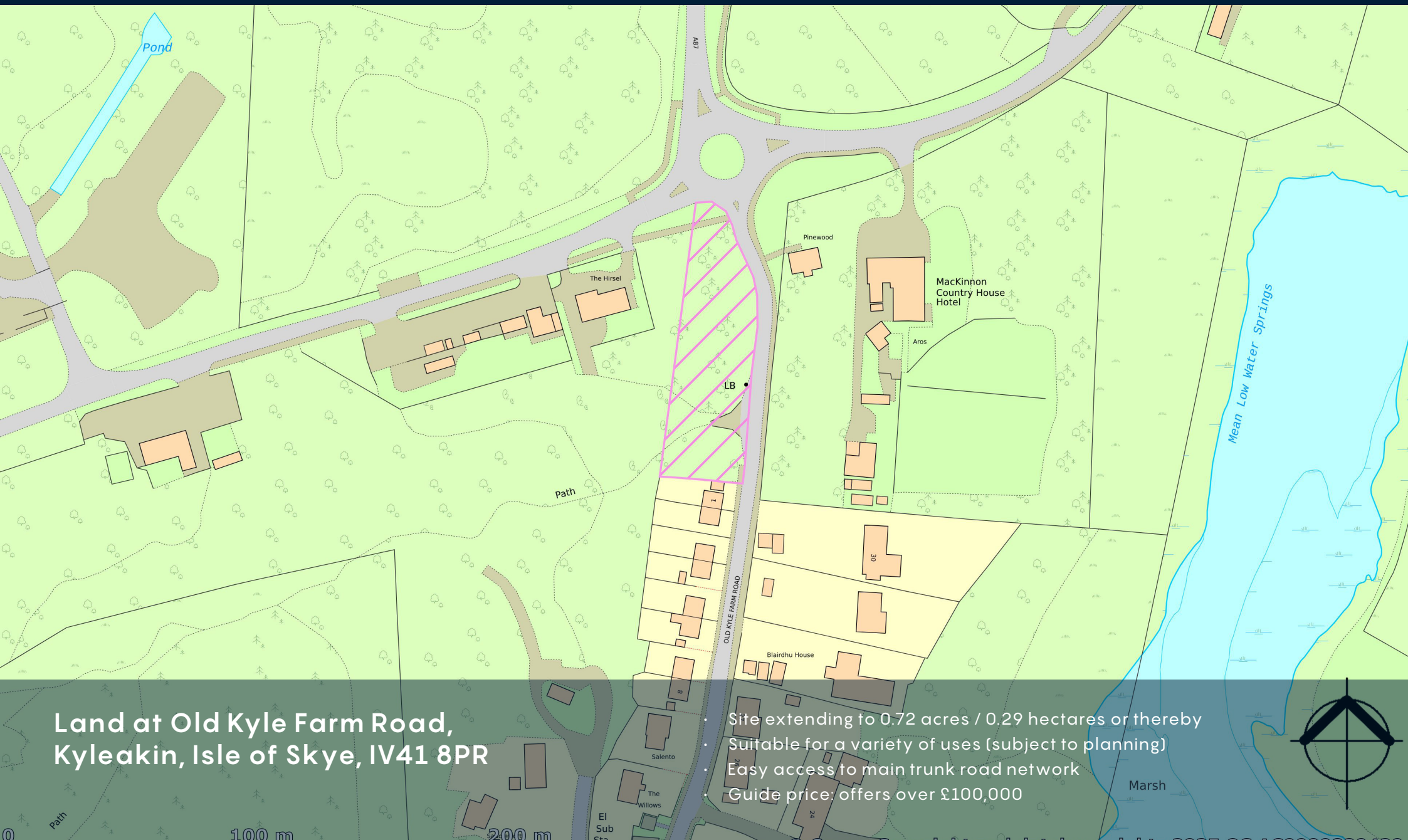


FOR SALE
LAND/DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



**Land at Old Kyle Farm Road,
Kyleakin, Isle of Skye, IV41 8PR**

- Site extending to 0.72 acres / 0.29 hectares or thereby
- Suitable for a variety of uses (subject to planning)
- Easy access to main trunk road network
- Guide price: offers over £100,000



LOCATION

The site is located off Old Kyle Farm Road, on the southern side of the Skye Bridge.

The property occupies a prominent position overlooking the main trunk road roundabout, offering excellent visibility and accessibility.

Kyleakin is a picturesque village situated on the northwest coast of the Scottish Highlands, positioned on the mainland just across the Skye Bridge from the Isle of Skye. The area serves as the principal gateway to Skye by both road and rail and has long been recognised as an important hub for transport and services.

GUIDE PRICE

Offers over £100,000



DESCRIPTION

The subjects comprises a generally level development site extending to 0.72 acres / 0.29 hectares or thereby.

The site is bounded to the South by Residential dwellings.

SERVICES

We understand that mains services including electricity, water and drainage are available within close proximity. Purchaser should satisfy themselves in this regard.

PLANNING

The site would be suitable for a range of alternatives uses subject to planning.

RATEABLE VALUE

Any development will require to be assessed for rating purposes on completion and occupation.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the purchaser will be liable.

VAT

Not Applicable

ENTRY

Mutual agreement



To arrange a viewing please contact:



KENNY MCKENZIE

Director

kenny.mckenzie@g-s.co.uk

07803 896 963



ANNA MASSIE

Graduate Surveyor

anna.massie@g-s.co.uk

07803 896 938

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.