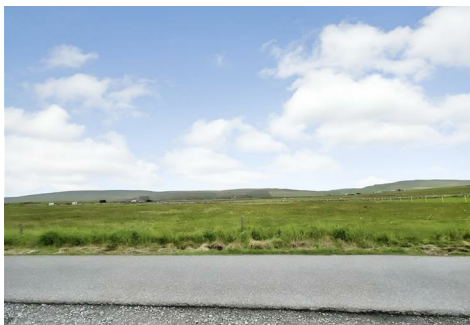




**Harper
Macleod LLP**
Estate Agents & Solicitors



3 House Sites with Planning Permission, Unst, ZE2 9HN **Offers over £45,000**

Great opportunity to acquire 0.795 hectares of land with planning permission for three house sites, conveniently situated by the health centre, Junior High School & leisure centre / swimming pool at Baltasound on the island of Unst, Britain's most northerly inhabited island.

Planning permission is in place for all three sites (ref 2022/287/ppp) for development into three component house plots.

Although offering a remote 'get-away-from-it-all' location, Unst benefits from a wide range of amenities including a school, leisure centre, health centre and several shops. A regular ro-ro ferry provides a link with mainland Shetland via the neighbouring island of Yell.

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General Information

The sites are situated at Baltasound which lies in the middle of the island of Unst, Britain's most northerly inhabited island, on the east side of the island overlooking the voe of Balta Sound. Although measuring just 12 miles long by about 5 miles wide and having a population of only around 600, the islanders enjoy a range of amenities beyond what might be expected given the remote location, these mostly being situated in Baltasound, the main settlement, and including several local shops and a post office, the island's Junior High School (nursery, primary & secondary education to year 4), a church, leisure centre and swimming pool, health centre, garage with fuel pumps, and a pier / marina. The health centre is next door to the sites, both the school and swimming pool are close by.

There are many places of interest on the island making it a popular tourist destination, in particular Hermaness National Nature Reserve, the Keen of Hamar Reserve, historic Muness Castle as well as a heritage centre and boat haven at Haroldswick. There are also fine beaches at Norwick, Skaw, Sandwick, Westing & Burrafirth, plus a number of sites of archaeological interest. Unst celebrates Up Helly Aa and

'UnstFest' annually and there is a new Space Port at the north end of the island.

A regular ro-ro ferry service connects Unst with Mainland Shetland via the neighbouring island of Yell, ferries running throughout the day from the terminal at Belmont at the south end of the island to Gutcher on Yell (10 minute crossing) and then from Ulsta at the south end of Yell to Toft on Mainland Shetland (20 minute crossing), Toft being situated about 27 miles north of Lerwick, Shetland's capital which can be reached in a couple of hours or so.

Additional information on the island of Unst can be found at:-

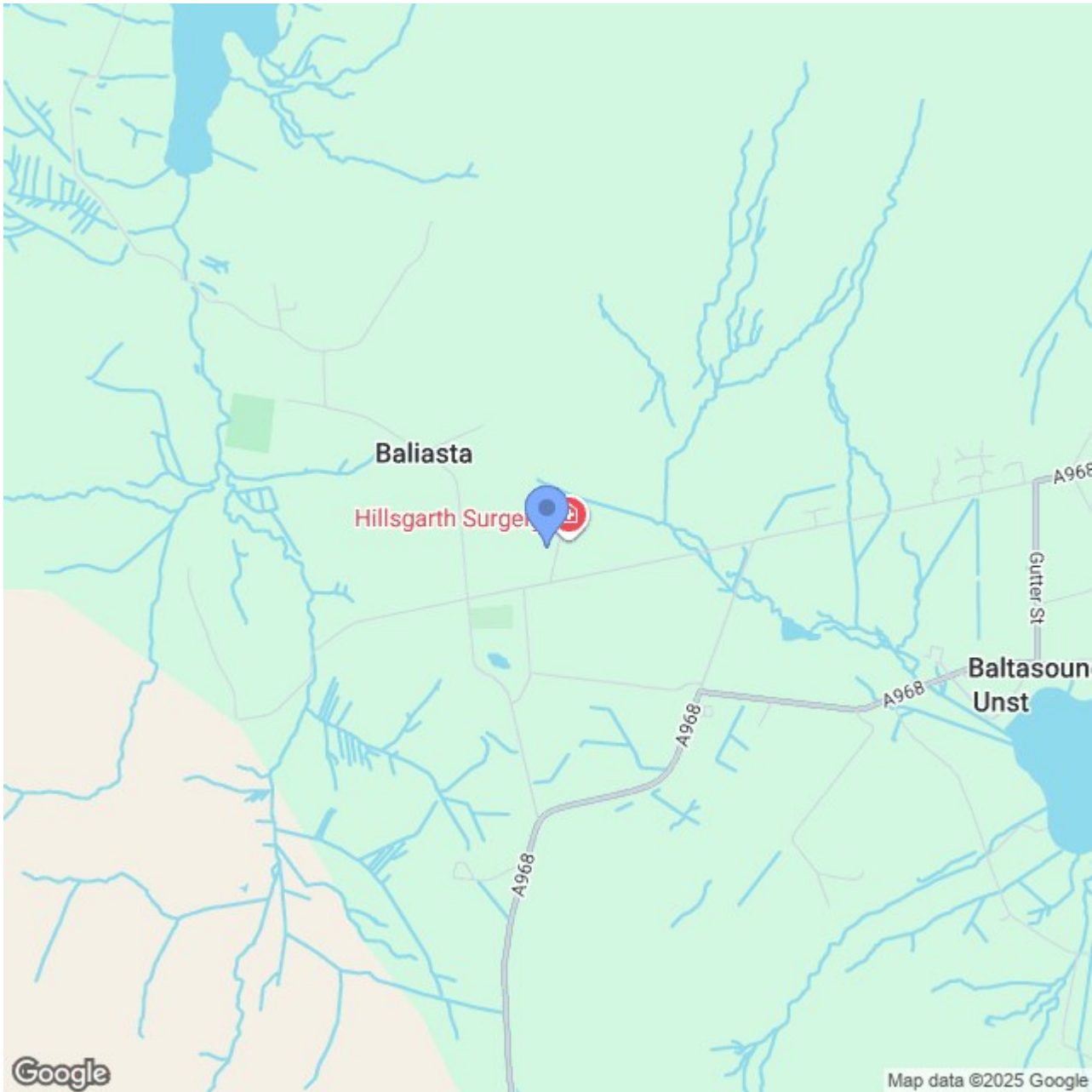
The Shetland Islands themselves, the most northerly part of the United Kingdom, are located approximately 200 miles north of Aberdeen and 200 miles west of Bergen, Norway. A daily overnight ferry service operated by Northlink Ferries runs from Lerwick to Aberdeen, whilst Loganair operates flights from Sumburgh at the south end of Shetland to Inverness, Aberdeen, Edinburgh & Glasgow. Shetland residents are currently entitled to discounted ferry and air fares.

With over 100 islands of which 15 are inhabited, Shetland is home to around 23,000 people and offers a vibrant and safe community enjoying dramatic and unspoilt scenery and an abundance of wildlife. Considerable press coverage and TV exposure in recent years, in particular the 'Shetland' TV detective series, and numerous wildlife programmes, has made the islands an increasingly popular and well-known visitor destination.

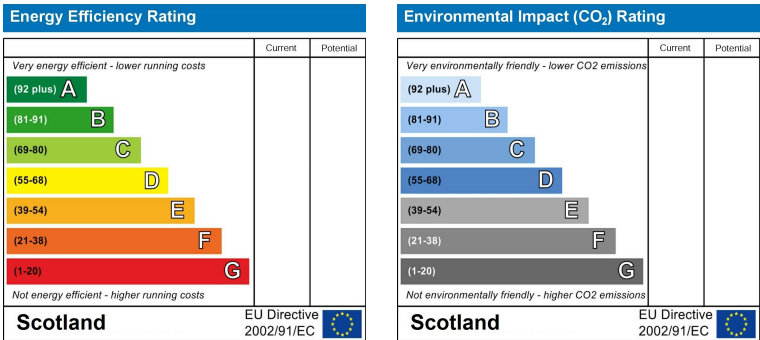
Property location

To reach the sites drive to Baltasound. On the approach to the village turn left to Baliasta, follow the road for just ½ mile to a crossroads with 'The Manse' in the far left hand corner. Turn right and continue past the school on your right until you reach a turning left to Unst Health Centre. The sites are situated opposite the Health Centre.

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.