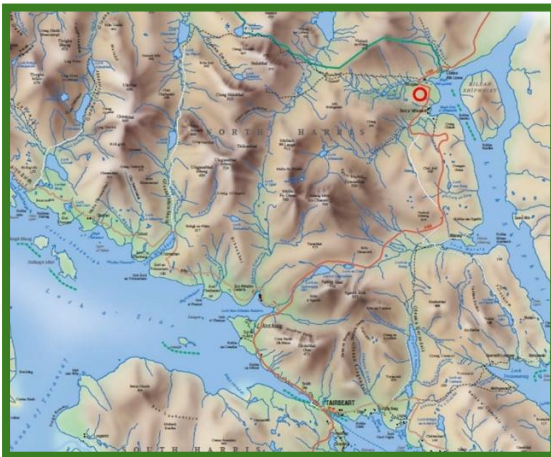




PLOTS FOR SALE

Ardvourlie, Isle of Harris HS3 3AB

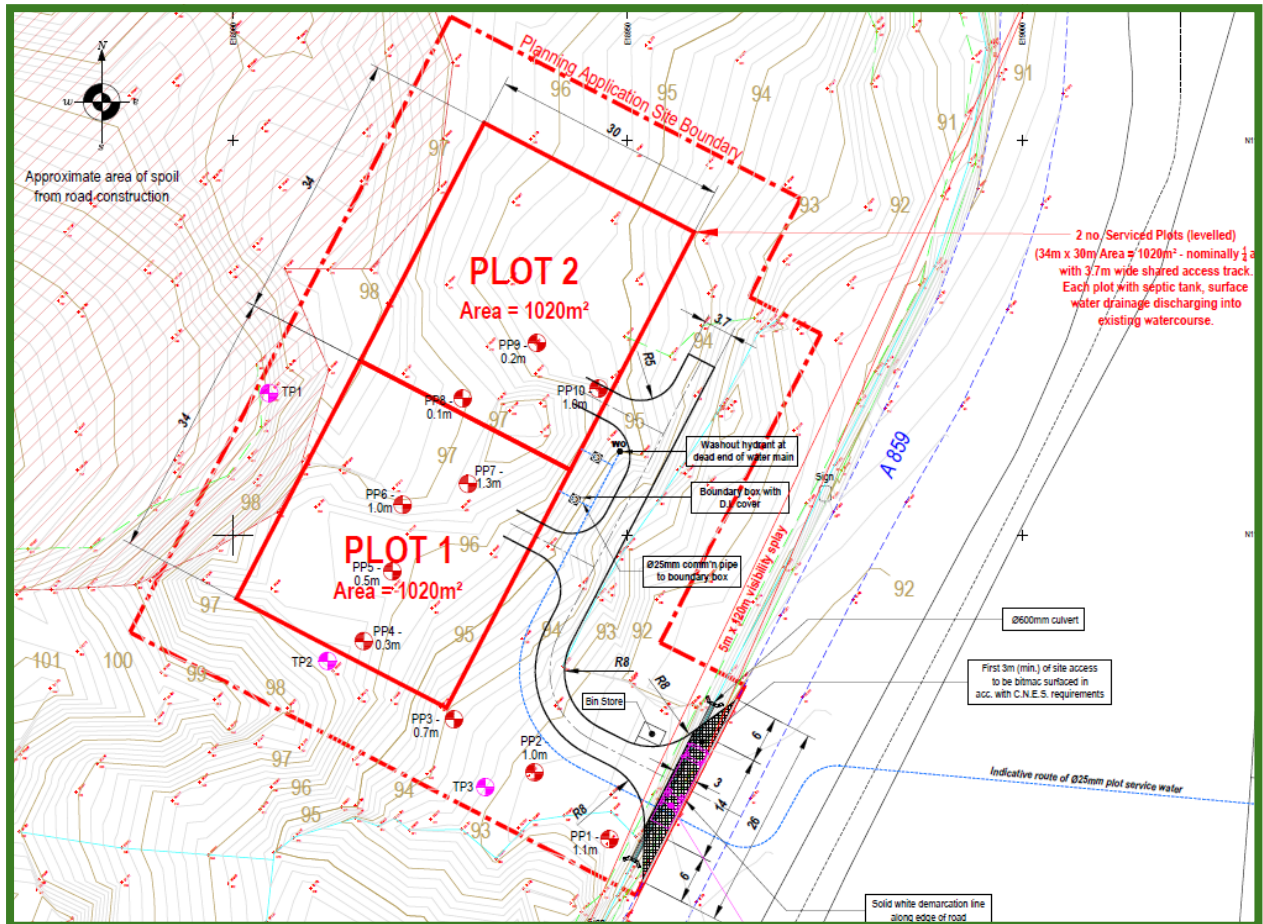
TWO QUARTER ACRE PLOTS FOR SALE AT £10,000 each *
ACCESS TRACK, WATER PIPE, ELECTRICITY CABLE INSTALLED
ELEVATED SITE WITH VIEWS OVER LOCH SEAFORTH
APPLICANTS WITH LOCAL CONNECTIONS PRIORITISED



**a Rural Housing Burden applies*

The two plots lie on the western side of the A859 main road from Harris to Stornoway. Their elevated position offers great views over the loch. Located on the main spinal route, with regular bus services, Stornoway is only 35 minutes away, with Tarbert 15 minutes to the south.

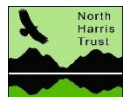
By offering these plots with significant discount, The North Harris Trust hopes to make self-build housing a more affordable option for members of the community.



Services: Electricity connection has been made. The cable is temporarily terminated in a cabinet at the plot entrance. Water: 32mm water pipes have been laid to the main on the other side of the road and are temporarily blanked off. Additional ducts have been installed under the main road for future services like fibre-broadband. An access track to the plots has been constructed along with a bin store at the roadside.

Planning: Permission was secured under 24/00243/PPD for two house plots and access track

<p>FURTHER DETAILS</p> <p>Contact: The North Harris Trust</p>	<p>Telephone: 01859 502222</p> <p>email: info@north-harris.org</p> <p>Web: www.north-harris.org</p>
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RURAL HOUSING BURDEN

As is normal practice when selling land in community ownership. There will be a Rural Housing Burden placed on the title for each plot. This is to protect the release of community land from speculators and to ensure its use benefits the wider community. The burden is being used here so that future houses built on the site are not developed as holiday accommodation.

The purchaser of the plot retains 100% ownership



Key facts

- The first purchaser is offered an agreed discount on the open market value of the plot. This value will be recovered from any future sale of the property during the term of the burden
- The burden is active for a 10 year period
- There is a right of pre-emption. This means that The North Harris Trust has the right to buy back the site. This may be removed when the build reaches an agreed stage
- Successful purchasers are expected to develop the site within 3 years of purchase
- There is an agreement between NHT and the owner that the property must be the owner's sole and main residence and not used as a holiday home