

THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



House Site Walls Glebe Shetland



Offers around £15,000

Site extending to 1405 square metres at Walls, Shetland, with Planning Consent for one house. This site occupies an elevated position and enjoys spectacular views west over Vaila Sound. It lies within the Township of Walls which is a thriving and active community, benefiting from local shops, school and Churches. The site lies some 25 miles from Lerwick with its full range of educational, retail and social facilities.

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
Dx ED 144 LP-121, Edinburgh 2

MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor

Planning

Planning Consent was granted in May 2006 for one dwelling house and garage, and a copy of the consent and conditions attached can be obtained from the Law Department. It is subject to appropriate arrangements being made for access from the public road, and prospective purchasers will require to make their own enquiries from Shetlands Islands Council Planning Department in this regard.

Boundaries

The purchaser will be responsible for construction of suitable stock proof fences and gates on all boundaries surrounding the site, and thereafter will be solely responsible for maintenance.

Services

It is understood that mains electricity, water and drainage are available nearby, and prospective purchasers will require to make their own enquiries in this respect.

Viewing

The site lies below the public road from Walls to Saltness and can be viewed at any time. From the centre of Walls, head north on the A971 and turn right on the minor road to Saltness. The site is approximately 2 miles along this road on the right hand side, above the Germattwatt Centre.

Conditions of Sale

Rights of vehicular and pedestrian access to the site will be granted over the private road leading to the Germattwatt Centre, and the purchaser will be expected to contribute to maintenance of this road in proportion to use.

Conditions will be inserted in the purchasers' title prohibiting the use of the subjects for construction of more than one dwelling house and garage. The buildings will be used for residential purposes only, and may not be used for anything which may be a nuisance to neighbours.

There will be reserved to the Sellers the right to lay through the site any pipes, cables or others reasonably required for any development on the Glebe, with rights of access for inspection and maintenance, subject to making good any surface damage caused.

Offers

Offers around £15,000 are invited and should be submitted in writing to:

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

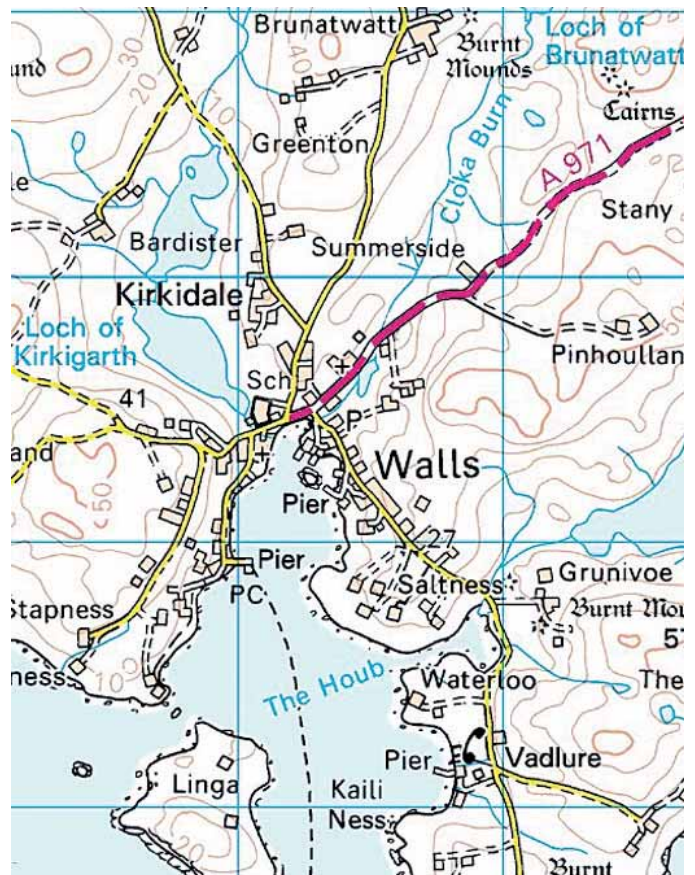
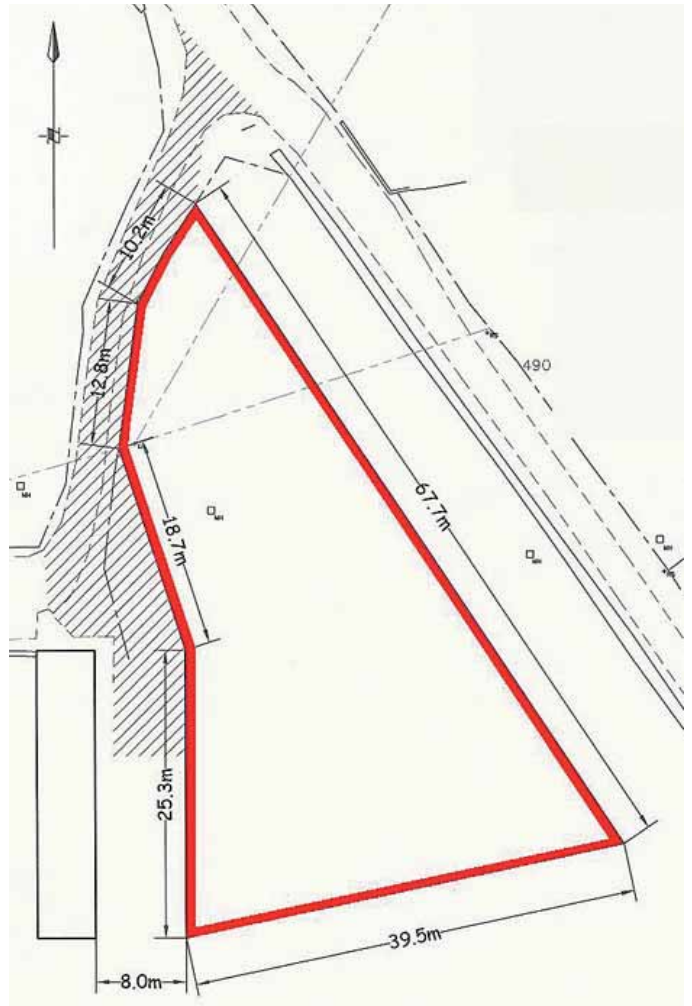
This and our other properties for sale can be viewed at www.cofsproperties.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Church of Scotland General Trustees - Scottish Charity No SC014574



Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.