



COMING SOON

AFFORDABLE HOMES, KILBEG, SKYE

- **JOINT DEVELOPMENT WITH SABHAL MÒR OSTAIG & THE HIGHLAND COUNCIL •**
- **NEW COMMUNITY WILL SUPPORT INTERGENERATIONAL LIVING •**
- **ATTRACTIVE TO GAELIC SPEAKERS OR LEARNERS OF ALL AGES •**
- **17 PROPERTIES/PLOTS WILL BE AVAILABLE WITH A MIX OF TENURES •**
- **4 ACCESSIBLE HOMES PARTICULARLY SUITED TO OLDER PEOPLE •**
- **HOMES FOR DISCOUNTED RENT & SALE GREAT FOR FAMILIES/INDIVIDUALS •**

**REGISTER
YOUR
INTEREST
NOW!**



In partnership with



**SABHAL
MÒR OSTAIG**

Innadan Nàiseanta Cànan is Cultar na Gàidhlig



**The Highland
Council
Comhairle na
Gàidhealtachd**

All homes and plots will have stunning views over the Sound of Sleat

ABOUT THE HOMES & PLOTS

Sabhal Mòr Ostaig, the National Centre for Gaelic Language and Culture, The Highland Council, and the Communities Housing Trust (CHT) are jointly pioneering this community-led development, as part of the wider Kilbeg Village project in Sleat. Around 100 homes in total are expected to be built over time, tackling housing needs for all age groups in the community.

The project aims to support **intergenerational living**, **alleviate social isolation**, and foster **cultural community spirit**. There are opportunities for older people and younger families to support each other which could also take into account the importance of culture and heritage.

The CHT homes will be open to **everyone** with a housing need, or connection to live or work in the area and it is expected to be attractive to Gaelic speakers or learners of all ages.

In addition, older people who are currently living in unsuitable housing, or wish to downsize, will be able to purchase a level-access or wheelchair-accessible home.

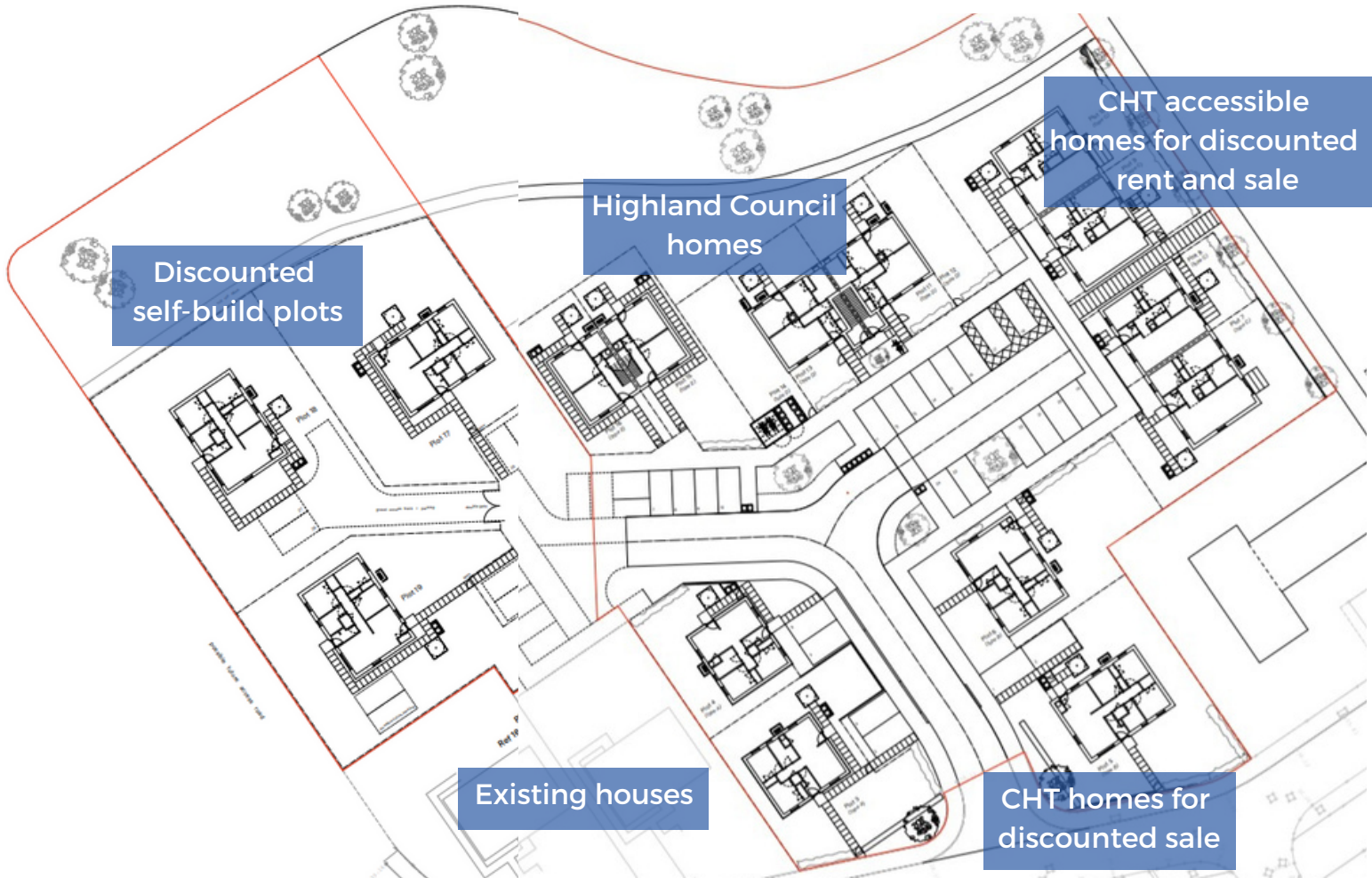
The homes will sit close to Sabhal Mòr Ostaig, as well as the day care centre for children Fàs Mòr, and the local primary school and nursery. Also nearby is the local Medical Centre and GP Practice, Café Ostaig, and the local community-owned and run shop at Armadale, which can be accessed by a local community transport service for the elderly.

This rich and lively environment will help to encourage intergenerational linguistic and cultural exchange, in a new emerging economically active and sustainable rural community - the beginning of the first new village in Skye for over 100 years.



SITE LAYOUT

The design and build is by Skye-based contractor James MacQueen Ltd, with design input from architect Rural Design.



- **6 homes for discounted sale** (2 general use, 2 level-access, 2 fully wheelchair-accessible)
- **2 homes for discounted rent**
- **3 discounted self-build plots**

There will also be 6 properties for social rent with The Highland Council, and 12 private flats to be marketed separately by the contractor James MacQueen Ltd.

REGISTER INTEREST:

To register interest in the homes and plots above, visit:

<https://www.chtrust.co.uk/future-opportunities.html>

or call 01463 233549

HIGHLAND COUNCIL:

To be eligible for one of the social rent properties, you must be on the Highland Housing Register:

https://www.highland.gov.uk/info/925/council_housing/244/apply_for_a_house

RURAL HOUSING BURDEN

The properties will be sold with a Rural Housing Burden attached to the title

WHAT IS A RURAL HOUSING BURDEN?

The Rural Housing Burden is a direct result of work carried out by the Communities Housing Trust (CHT) to promote and enable affordable home ownership in rural communities. It is a Title Condition that applies to all homes and plots sold at the discounted price.



The property owner will have 100% ownership of the property.

HOW IT WORKS:



%

An agreed discount percentage from the open market value is offered to the first purchaser, and a discount from market value will apply to any future sale of the property. This is known as a resale price covenant.



There is a right of pre-emption. This means that CHT has the first right to buy back the property when it is offered for sale, and then sell it on applying an allocation policy.



There is a personal bond between CHT and the owner, which means the property must be the owner's sole and principle residency and not used as a second or holiday home.