

PLOTS FOR SALE

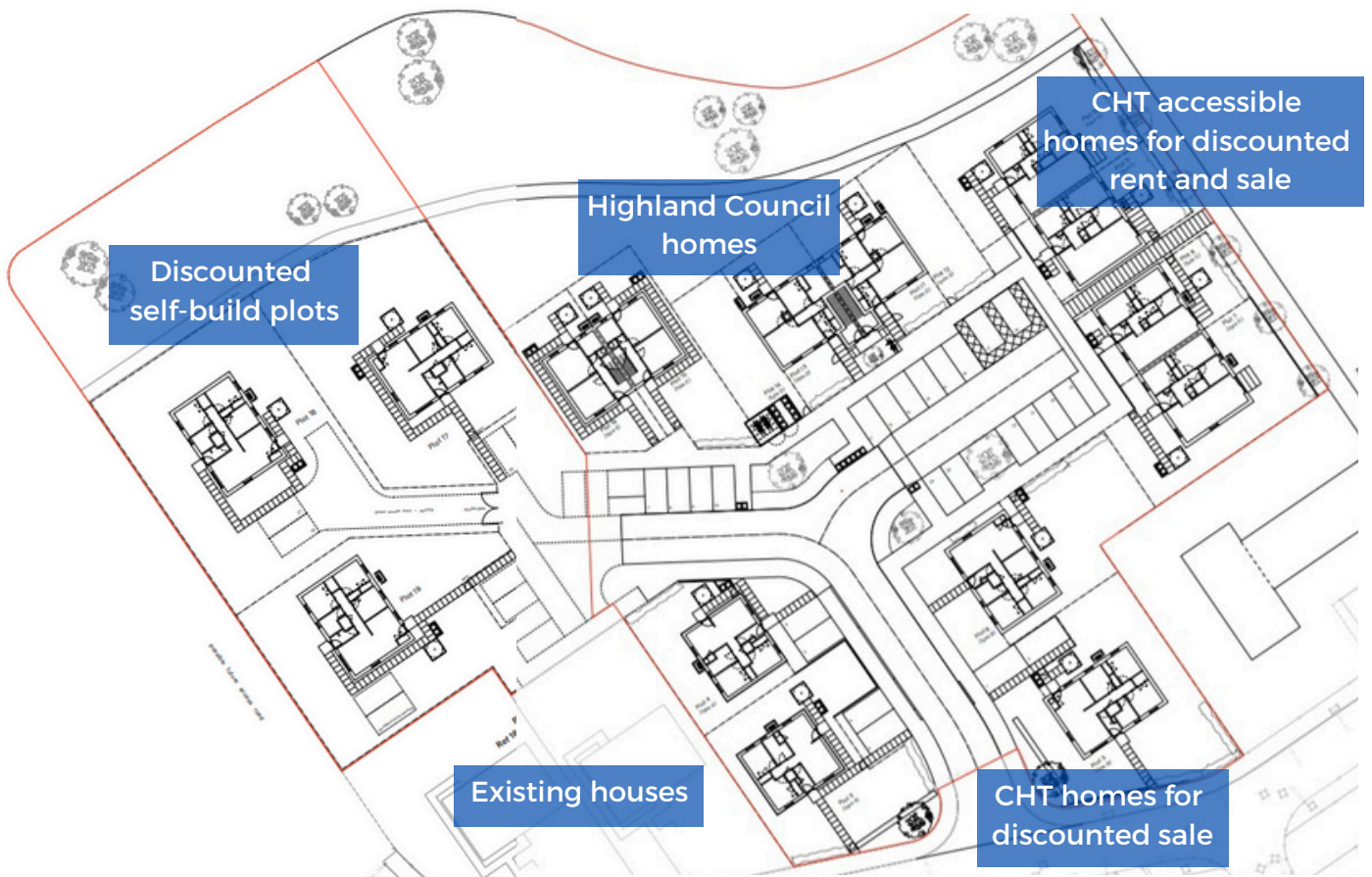
Kilbeg, Skye

- **JOINT DEVELOPMENT WITH SABHAL MÒR OSTAIG & THE HIGHLAND COUNCIL** •
- **1 PLOT FOR SALE* PLOT 19 AT £30,000** •
- **SERVICES ADJACENT TO PLOTS; PURCHASERS TO APPLY FOR CONNECTIONS** •
- **NEW COMMUNITY WILL SUPPORT INTERGENERATIONAL VILLAGE** •
- **APPLICATIONS WITH LOCAL LIVE/WORK CONNECTIONS PRIORITISED** •

Rural Housing Burden applies; see inside for further details.



ABOUT THE PROJECT



Sabhal Mòr Ostaig, the National Centre for Gaelic Language and Culture, The Highland Council, and Communities Housing Trust (CHT) are jointly pioneering this community-led development, as part of the wider Kilbeg Village project in Sleat. Several future build phases are expected 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 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.

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.

In association with:



ABOUT THE SELF-BUILD PLOTS



sample elevations

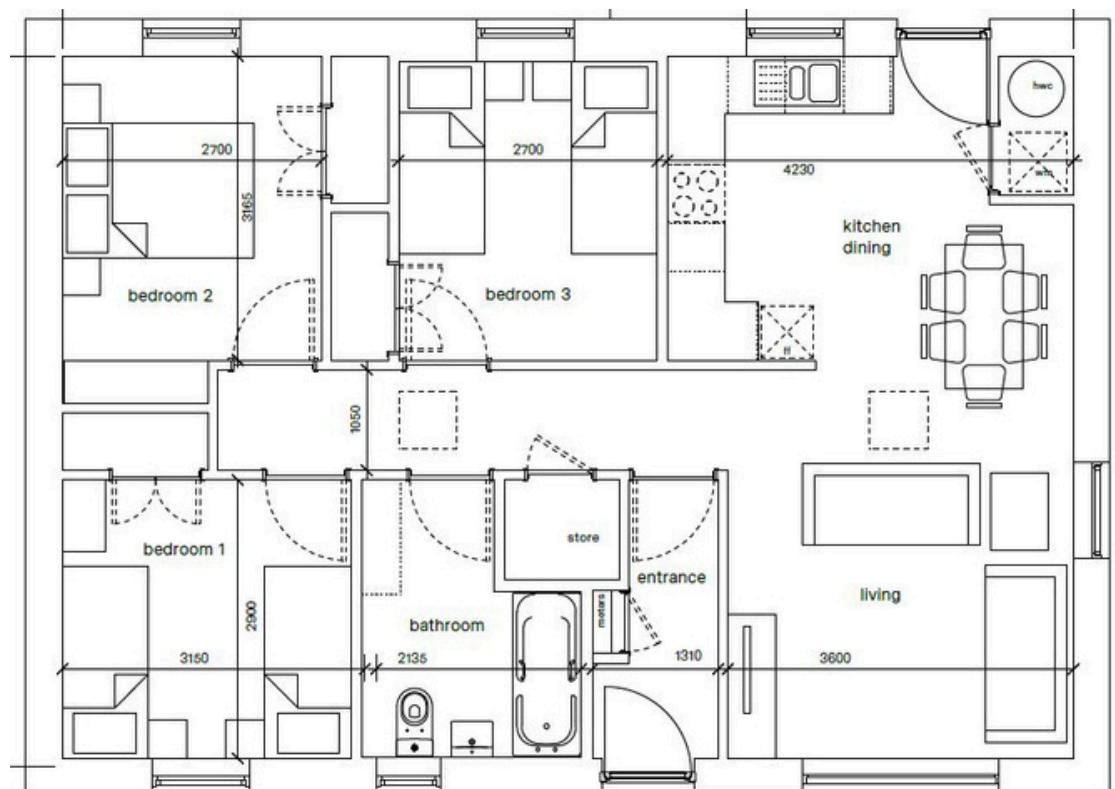
One discounted plot still available (Plot 19 on the plan) will be sold for £30,000 each, reflecting a 25% discount from Market Value, with a Rural Housing Burden attached (see final page for details).

PLOTS 17, 18 & 19:

Full planning permission has been granted for detached single storey 3 bedroom house (77m²) on each plot.

Reference No:
21/01012/FUL

Services are adjacent to the plots and purchasers are to apply for connections.



sample floor plan

ALLOCATION CRITERIA

CHT allocate plots based on a community led allocation policy. The main principles of the allocation policy will be based on the eligibility criteria set out below

Applications are open to those who meet **some** or all of the eligibility criteria:

- People located in Sleat, Skye or the wider Highlands and Islands
- Those with a need to be close to family and local facilities
- Those in unsuitable housing
- People who work, or have been offered work, in the area
- Those interested in the unique language and cultural opportunities offered at Sabhal Mòr Ostaig, including Gaelic learners or speakers
- Those currently living outwith the area who can add social and economic benefit by moving to the area.

The home must be your only and permanent residence.

APPLICATION AND ALLOCATION PROCESS

1. Complete the application form and enclose the required supporting documentation. The application form can be downloaded from the Communities Housing Trust website: <https://www.chtrust.co.uk/self-build-plots.html>
2. CHT will assess the applications and allocate the plots according to allocations policy. All applicants will receive a letter to let them know if they have been successful or not.
3. Offers will be made to successful applicants confirming planning details and terms, and a non-refundable reservation fee of £500 will be required for each plot.
4. You will be kept up to date as to when the plot will be available for build.

The details within this brochure are for information only and do not form the basis of any contract.

CHT accept no responsibility for any errors or omissions in this brochure.

CHT offer no financial or legal advice - potential applicants should seek appropriate legal & financial advice.

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 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.



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.