



solicitors • estate agents

# Young Robertson & Co.



29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk

caithnessproperty.co.uk 

## THE RIG, BOWER, BY WICK

A large building plot which is accessed from a council maintained road, the site extends to just under three acres of land and is located in the rural community of Bower. There was previously outline planning permission. The plot enjoys panoramic views to the surrounding countryside and is fully fenced with hard-core vehicle access from the council maintained road. Water, electricity and telephone line are all nearby. Private drainage would be required. A large wooden shed is included in the sale and a container that has been adapted to provide services for water and heating is also included.

**FIXED PRICE OF £19,500**

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## General Information

Mains water, electricity and telephone line are all nearby. It would be the purchaser's responsibility to install a private drainage system. The shed on the land is included in the sale however is in need of some repair. The container has been converted inside. It was originally a 32' by 10' vandal proof porta cabin type container which was used as an office and has wall and roof insulation, is lined with plasterboard and now has also been lined with plywood. It also comes with a fitted sink and work top. It could be utilised for a number of uses subject to suitable planning consent. With 2 rooms it currently has some 12v LED lights fitted but also has 240v strip lights and numerous 13 amp sockets and is capable of being connected to a 240v supply. Black piping which is on the land will be left for the purchaser as it could be used for an array of uses or simply recycling.



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## Postcode

KW1 4TL

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## Latitude

58.539496

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## Longitude

-3.317839

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## Entry

By arrangement.

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## Viewing

Simply visit the site or contact our Wick Office for further details.

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## Price

Fixed price of £19,500 should be submitted to our Wick Office.

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## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

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## Directions

From the main B876 road through Bower take the turning for the Bower Community Centre. Head along this road and take the first turning to the right. Follow this road along and you will see the land on the right hand side with gated entrance.

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## Location

Bower. A small village community centrally situated approximately 15 minutes from Thurso and 20 minutes from Wick. Wick one of the two main towns of the district has supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 2 hours drive.

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*

