



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 

LAND OFF KEOLTAG DRIVE, REAY

Affording excellent surrounding views to the countryside and Sandside Bay to the open sea beyond is this large area of land which extends to approximately 13.59 acres (5.5 ha). With planning permission in principal for a dwelling house this gently elevated ground, which was used for grazing and is sandy in nature, will offer an enviable and peaceful location yet still be in close proximity to the village's amenities and local primary school. Perhaps appealing to a developer the land forms part of the area known as the Keoltag housing development and previously planning was granted for several dwellings – please see plan and further details noted below. Access to the plot shall be from the west side of Keoltag Drive. Services are close at hand and both the water and waste water will be connected to the public network. Within comfortable commuting distance to Thurso viewing is highly recommended.

OFFERS OVER £80,000

Services

All main services are close at hand with adequate capacity. There is both a 275kV pylon power line and a 33kV pole power line crossing the site. The infrastructure does impact as a development constraint with safe guarding distances from built structures and access restrictions. The owner does have an undertaking from SSE/Hydro that at their expense they will alter the 33kV line where it impacts on the site development. A private soakaway will be required.

For advice on Electricity connections please contact Scottish Hydro Electric direct on 0845 3002131 or e-mail: customerservice@hydro.co.uk.

For advice on Water & Sewerage connections please contact Scottish Water direct on 0845 601 8855 or e-mail: customer.service@scottishwater.co.uk

Planning Reference

The Planning Reference Number is 19/04380/PIP. Further details are available from the Highland Council Planning website or by request.

The land forms part of the area known as the Keoltag housing development and was denoted in the 2003 Caithness Local Plan as 3 (a), (b), (c) and part of (d) of that development. Consents obtained were: 99/00061/OUTCA Outline planning for 7 dwellings. 03/00281/filca Keoltag phase 3 roads and site servicing. The land historically was in agricultural use for grazing.

Latitude Longitude

58.559062 -3.767339

Postcode

KW14 7SD

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £80,000 should be submitted to our Thurso Office.

Office Hours

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

Location

The village of Reay is within easy commuting distance of Thurso and provides primary schooling, village store, garages and 18-hole golf course. Thurso, one of the two main towns of the district has further shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is within approximately two and a half-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.

