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PLOTS A&B NORTH QUINTFALL FOREST, LYTH

This sale offers an excellent opportunity to purchase one, or indeed two, generous areas of land which offer fantastic elevated countryside views to the south west. Surrounded by natural woodland the plots offer a quiet and secluded location yet are only a short drive from Wick. Both areas are currently under natural regeneration and each extends to approx. 8.22 acres (3.33 hectares). Low voltage underground electricity cables have been extended to Plot A from the adjacent 11Kv overhead line. The mains water supply runs along the public road with a hydrant adjacent to point A on the location plan. Plot A has planning permission for a significant five-bedroom, one and a half storey home and outbuilding. Plot B has permission for the construction of a substantial three-bedroom bungalow and large double garage with space for a biomass boiler, further details are noted below. A popular situation for nature lovers, bird watchers, walkers, or for simple relaxation these homes will offer an impressive and picturesque location surrounded by natural beauty and tranquillity. Viewing is highly recommended to fully appreciate the views & location.

OFFERS OVER £59,995

General Information

A shared private road (right of access) with shared upkeep leads to both the plots.

There is active detailed planning permission for two homes under planning approvals, reference 11/04596/FUL and 11/04598/FUL.

Plot A on the sale plan, known as Ahearn, has planning permission for a significant five-bedroom, one and a half storey home and outbuilding. Low voltage underground electricity cables have been extended to this plot from the adjacent 11Kv overhead line. The mains water supply runs along the public road with a hydrant adjacent to point A on the Sale Plan. The approved plans provide for a generous master bedroom, including dressing room and shower en-suite, with a further four sizeable bedrooms and a bathroom, ample kitchen with dining area, and separate utility room. A large lounge (extending to the width of the property) has stairs to a gallery, dedicated games room and private office. A separate access leads from the office to the garden, and an outbuilding for a biomass boiler.

Plot B has permission for the construction of a substantial three-bedroom bungalow comprising master bedroom with dressing room and shower en-suite, and two further ensuite bedrooms. The rear door has an open plan entrance to a utility / boot room. Next to the utility room is a generous kitchen, which leads into a large open plan dining area and lounge, with French windows and open fire. An office / study / library is accessed via the hall. This planning permission also allows for a large double garage with space for a biomass boiler.

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 Numbers are 11/04596/FUL and 11/04598/FUL. Further details are available from the Highland Council Planning website or by request.

Latitude Longitude

58.541474 -3.181865

Postcode

KW1 4UD

Entry

By arrangement.

Viewing

Interested parties can view the site at any time or by arrangement with our Thurso Office.

Price

Offers over £59,995 per plot should be submitted to our Thurso Office.

Office Hours

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

Directions

From the East/Wick follow the A99 to Reiss, turn right and continue on the A99. Follow the road for approx. 2.8 miles then turn left at the signpost for Lyth and continue for approx. 2.2 miles taking the turning to the right that leads up to Quintfall Forest. You will see a post box for Quintfall Lodge at the turning.

From the West continue on the B876 through Bower, continuing for approx. 2.3 miles. Take the turning to the left signposted for Lyth. Continue until the T-junction, turning right. Continue for approximately 2 miles taking the turning to the left that leads up to Quintfall Forest. You will see a post box for Quintfall Lodge at the turning.

Location

Lyth is a rural farming community with an established arts centre approximately nine miles 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

