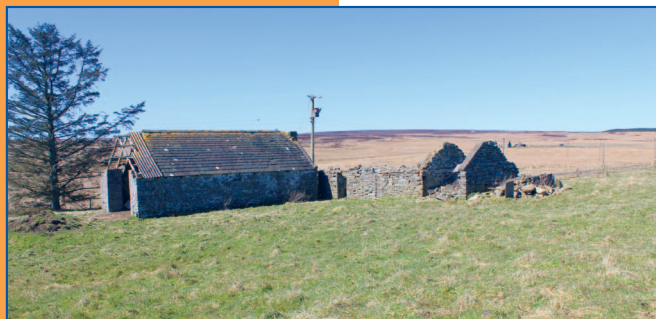




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ROSTER PLOT, OCCUMSTER, LYBSTER

Enjoying open countryside views this countryside plot with ruin extends to approximately 0.19 hectares (0.46 acres). A pre-planning application for the erection of a new dwelling house was favourable. Offering a quiet spot with superb open countryside views and only a short drive from the conveniences of the village of Lybster the property has electricity and water on site. Private drainage would be required and access would be from the council maintained road. A further 3 hectares (7.4 acres) approximately of land may be available under separate negotiation. An easy commute from Wick locally you can find Lybster Primary School and Nursery with transport being provided to the high school in the main town of Wick which is approximately 13 miles away. Offering a delightful location and close to the popular NC500 route viewing is highly recommended.

OFFERS OVER £35,000



General Info

Water and electricity are on site, telephone line nearby. A private treatment plant would 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 pre-planning reference number is 19/03080/PREAPP.

Latitude Longitude

58.341578 -3.261765

Postcode

KW3 6BD

Entry

By arrangement.

Viewing

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

Price

Offers over £35,000 should be submitted to our Thurso Office.

Office Hours

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

Directions

From Wick in the North continue on the A99 heading south for approximately 12 miles to Occumster. Take the right hand turning signposted for Camster and Watten. Continue along the road for approximately 2 miles and you will find the plot on the right hand side.

From the South continue on the A99 from Lybster for approximately 1 mile. Take the left hand turning signposted for Camster and Watten. Continue along the road for approximately 2 miles and you will find the plot on the right hand side.

Location

Rural location only one mile from the village of Lybster. The village of Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping and banking facilities, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes drive to the north provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within under two 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.

