



solicitors • estate agents

# Young Robertson & Co.



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## RAGGRA CROFT, BRICKIGOE RD, THRUMSTER

A superb opportunity to purchase this croft which extends to approximately 20 acres and is situated just off the Brickigoe Road at Thrumster. With approximately 18 acres being of good arable land, planning permission could be sought to erect a dwelling house. It may also be possible to obtain funding towards a build from the Croft Grant Scheme. The croft itself will also be eligible for various grants, for example the current Woodland Creation Grants. Locally there is an Inn, garage and primary school, which also provides nursery facilities. Offering lovely views across the open countryside and only a short drive from Wick, early viewing is recommended.

**OFFERS OVER £90,000**

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## Croft Land

Approximately 20 acres of croft land with 18 acres being of good arable land.

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## General Information

Water and electricity is nearby. Private drainage would be required. Telephone line is nearby.

For advice on Electricity connections please contact Scottish and Southern Electricity Networks on 0800 048 351 or email: [connections@ssen.co.uk](mailto:connections@ssen.co.uk)

For advice on Water & Sewerage connections please contact Scottish Water direct on 0800 389 0379 or e-mail: [developmentsoperations@scottishwater.co.uk](mailto:developmentsoperations@scottishwater.co.uk)

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## Crofting Commission

Great Glen House Leachkin Road Inverness IV3 8NW. Tel: 01463 663439. Fax: 01463 725067. FOI Email: [info@crofting.scotland.gov](mailto:info@crofting.scotland.gov).

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## The croft grant scheme – please see:

[www.ruralpayments.org/topics/all-schemes/croft-house-grant/](http://www.ruralpayments.org/topics/all-schemes/croft-house-grant/)

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## Woodland Creation Grants– please see:

[www.ruralpayments.org/topics/all-schemes/forestry-grant-scheme/woodland-creation/](http://www.ruralpayments.org/topics/all-schemes/forestry-grant-scheme/woodland-creation/)

The croft can be viewed on the Crofting Register using the Crofting Register Number given below:

Croft: Raggra, Thrumster, By Wick  
Crofting Commission No: C1161  
Crofting Register Croft No: C3686

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## Postcode

KW1 5SE

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## Entry

By arrangement with our Wick office.

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## Viewing

By arrangement with our Wick office.

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## Price

Offers Over £90,000 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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## Latitude Longitude

58.383974 -3.162817

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## what3words

///emptied.alternate.nightfall

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## Directions

Travelling from Wick to Thrumster on the A99, pass through Thrumster and take the first right turn, sign posted for Haster. Travel along that road and take the first left turn which is sign posted for Yarrows. The land sits just along that road.

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## Location

Thrumster is approximately five miles from Wick and has its own Church, local school and pub.

Wick, one of the two main towns of the district has shopping, 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 south.

*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.*

