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RUINS & LAND AT CLASHGALL, LYBSTER, WICK

Offering an excellent re-development opportunity are these three cluster ruins with land that extends to approximately 1.4 hectares (3.45 acres). Enjoying excellent far-reaching views across the surrounding countryside, to Lybster itself and the sea, planning permission is granted in principle for the erection of a dwelling that shall retain and consolidate many of the original features of the existing East facing cottage. A tranquil location, access is down a shared and existing privately owned track. Water and electricity have been installed, and telephone line is nearby. Private drainage would be required. A further 28 acres may also be available under separate negotiation. A very tidy site, with improved access and turning space already in place these manageable and level fields are ideal for livestock and horses, growing hay or simply using them for amenity and leisure use. Within a comfortable commuting distance to Wick, and only a short drive to Lybster, which provides local shopping and amenities including a local Primary School, picturesque harbour and a nine-hole golf course, viewing is highly recommended.

OFFERS OVER £55,000

General Information

Water and electricity have been installed. A telephone line is nearby. A private treatment plant would be required.

For advice on electricity connections please contact Scottish and Sutherland Electricity Networks on 0800 048 3515 or email: connections@ssen.co.uk.

For advice on Water & Sewerage connections please contact Scottish Water direct on 0800 389 0379 or e-mail: developmentoperations@scottishwater.co.uk.

Postcode

KW3 6BY

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £55,000 should be submitted to our Thurso Office.

Office Hours

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

Latitude

58.314329

Longitude

-3.308653

what3words

///riverboat.film.huddle

Directions

Heading South on the A99 from Lybster continue for approximately 1.5 miles and take the turning to the right (Immediately after the bus shelter). Continue up and along this road and you shall see the road splits, take the road to the right-hand side. Continue along taking the first turning to the right-hand side and the property can be found down this track on the left-hand side.

Heading North on the A99 from Latheron continue for approximately 2.5 miles and take the turning to the left-hand side (Just prior to the bus shelter). Continue up and along this road and you shall see the road splits, take the road to the right-hand side. Continue along taking the first turning to the right-hand side and the property can be found down this track on the left-hand side.

Location

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, Post Office, 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.

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.

