



solicitors • estate agents

# Young Robertson & Co.



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## LAND AT HA' OF GILLS, UPPER CANISBAY, BY JOHN O'GROATS

Offering excellent countryside views, to the coastline and Pentland Firth yonder, is this plot that extends to approximately 1 acre (0.4 ha). Access shall be directly from the council-maintained road and services are nearby. Private drainage would be required. Only a short drive from Canisbay, which provides a local primary school, and close to the popular NC500 route and Gills Bay, the site is within a comfortable commute from Wick and Thurso, both being approximately 16 miles away. The popular tourist village John O'Groats is approximately 5 miles away. An excellent location for a dwelling, subject to suitable planning consents, viewing is highly recommended.

**OFFERS OVER £30,000**

## 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](mailto: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](mailto:developmentoperations@scottishwater.co.uk).

## Postcode

KW1 4YD

## Entry

By arrangement.

## Viewing

Simply visit at your leisure, or contact our Thurso office to arrange a meeting.

## Price

Offers over £30,000 should be submitted to our Thurso Office.

## Office Hours

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

## Latitude Longitude

58.624314 -3.164366

## what3words

///cakewalk.ever.bounded

## Directions

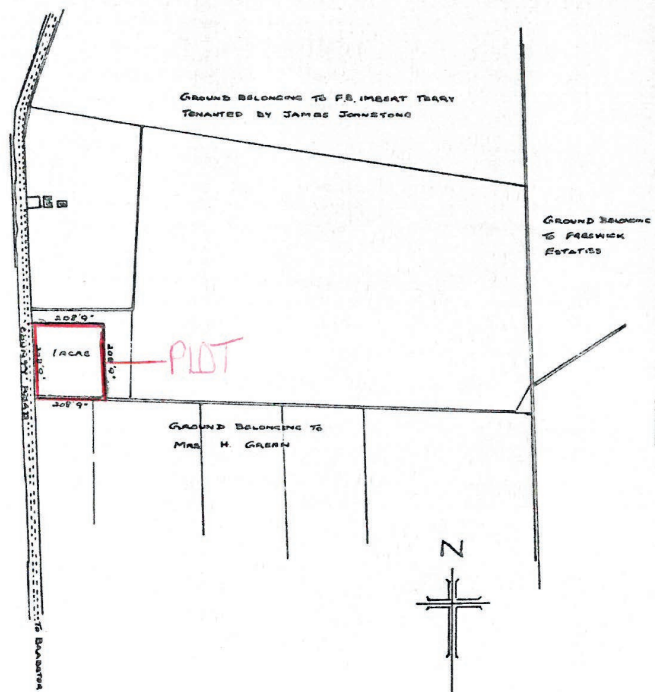
From John O'Groats continue west on the A836 for approximately 2 miles. Take the turning to the left for Canisbay. Continue along this road through Canisbay, turning right when you come to the T-junction. Continue for approximately 1 mile turning to the left signposted Lyth. Continue along this road for approximately 1 mile and you shall see the property on the left-hand side.

Heading East from Mey on the A836, take the first turning to the right upon exiting the village. Continue to the end of this road turning left at the T-junction. Continue for approximately 1.6 miles and take the turning to the right signposted Lyth. Continue along this road for approximately 1 mile and you shall see the property on the left-hand side.

## Location

A rural location close to Canisbay and John O'Groats. Canisbay: A small rural farming community with a nineteenth century church occasionally used by the Royal Family as it is the nearest to the former Queen Mothers holiday home the Castle of Mey. There is a local shop, primary school, youth hostel and a medical centre. Wick and Thurso approximately 25 minutes' drive provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within approximately two hours' drive.

John o' Groats offers hotels, general store and a number of tourist shops. Offering magnificent views over the Pentland Firth towards Stroma and the Orkney Isles beyond there is a small harbour where local fishing boats tie up and a passenger ferry sails to Orkney. John o' Groats is usually regarded as the most northerly settlement of mainland Great Britain. The actual location of the most northerly point, however, is at nearby Dunnet Head. Duncansby Head has a large seabird population during the summer and there are great walks in the area including around Sannik beach and the Stacks of Duncansby can be visited.



*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.*