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CROFT AT TORRANREACH, MID-CLYTH, LYBSTER

Excellent opportunity to purchase this owner-occupied croft, with large agricultural shed, that extends to approximately 43 acres (17.39ha). Enjoying wonderful countryside, sea and rugged coastline views the croft is fully stock proofed incorporating 6 fields and sheep pens, and has power and water on site. Access is from the main A99, with a recently constructed road extending directly to the shed. An idyllic location for a home (crofting grants may be available) subject to necessary planning consents. A comfortable commute to Wick, being approximately 10.5 miles away, local primary schooling is provided at nearby Lybster, approximately 2.5 miles away, and transport is also provided to the high school in Wick. Offering a wonderful setting for a new home or business venture given the close proximity to the popular NC500 route viewing is a must.

OFFERS AROUND £175,000

General Information:

Power to shed, mains water to shed and runs to all fields. Telephone line nearby.

Crofting Commission Number:

C0770

Croft Register Number:

C4703

For further information regarding crofts and any potential grants available for house grants or general croft improvements please visit www.crofting.scotland.gov.uk <https://www.crofting.scotland.gov.uk/croft-house>

For advice on electricity connections please see <https://www.ssen.co.uk/our-services/new-supplies/> or contact Scottish and Sutherland Electricity Networks on 0800 048 3515 or email: connections@ssen.co.uk.

For advice on Water & Sewerage connections please see <https://www.scottishwater.co.uk/your-home/your-water/connecting-your-home> or contact Scottish Water direct on 0800 389 0379 or e-mail: developmentoperations@scottishwater.co.uk.

Postcode:

KW3 6BA

What3words:

///cookie.moon.postcard

Entry:

By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price:

Offers around £175,000 should be submitted to our Thurso Office.

Office Hours:

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

Location:

A rural location, only a short drive 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.

Directions:

From the South head North on the A99 driving through Lybster and continuing for approximately 2.5 miles. You shall see a layby on the right-hand side and the opening to the croft.

From the North continue heading South on the A99 from Wick for approximately 10.5 miles where you shall see a layby on the left-hand side and the opening to the croft. 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.

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REGISTERS OF SCOTLAND - CROFTING REGISTER

C4703

Registration Schedule v.1.1

