



solicitors • estate agents

Young Robertson & Co.



FORMER SKERRAY FREE CHURCH, SKERRAY, SUTHERLAND

A unique opportunity to acquire a derelict former Church and detached stone-built property, beautifully positioned within a designated Area of Outstanding Natural Beauty. Just a short stroll from the stunning Torrisdale Bay and the busy local harbour, the site spans approximately 0.42 acres and lies around two miles from the renowned NC500 route. With open countryside views and a serene setting, the property presents versatile potential for residential, commercial, or mixed use—subject to appropriate planning consents. We understand the Church is not a listed building, offering greater flexibility for future development. A war memorial is currently in place; however, planning permission is in progress to allow for its' relocation. Whether envisioned as a peaceful Highland retreat or a base for business, the location is a true sanctuary for nature lovers, anglers, walkers, beach enthusiasts, or those simply seeking stillness. Viewing is highly recommended to truly appreciate the setting and scope of what's on offer.

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OFFERS OVER £40,000

Church:

Entrance: 2.13m x 2.08m 7'6" x 7'4"

Main body: 14.96m x 8.33m 49'01" x 27'4"

Side Porch: 2.94m x 2.81m 9'8" x 9'3"

Detached Building:

10.35m x 5.63m 33'11" x 18'5"

EPC: N/A

Postcode: KW14 7TH

Rateable Value:

Rateable Value: The rateable value of the subjects is £1700 however it would be eligible under the Small Business Bonus Scheme for 100% non-domestic rates relief should the following be true:

- the combined rateable value of all your business premises is £35,000 or less
- the rateable values of individual premises are £20,000 or less
- the property is actively occupied

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £40,000 should be submitted to our Thurso Office.

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

What3words:

///towels.walks.monorail

Location:

Skerray itself is a small crofting community located between the villages of Tongue & Bettyhill in the far North-West of Scotland within Sutherland. The area boasts beautiful coastal scenery, forest walks, hill walking, fishing and bird watching. The Borgie hotel is only a 2.2-mile drive from the property and Bettyhill (approximately 9 miles away) and Tongue (approximately 10 miles away) together both offer local schooling to secondary level, swimming pool (Bettyhill), general stores, petrol station and local hotels.

Directions:

From the A836 take the turning for Skerray. Continue along this road for approximately 3 miles passing the shoreline and graveyard on the right-hand side. Continue along following the bend to the left-hand side and further along the road you will see the property on the right-hand side.

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.

