



Highland Law Practice

## Development Property

10 Louisburgh Street, Wick, Caithness

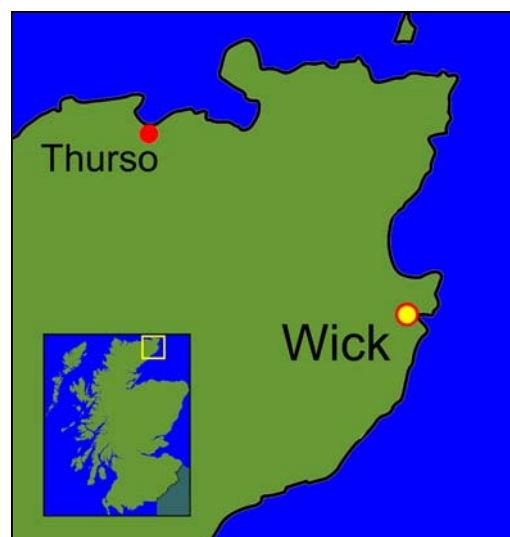


### The Property

Derelict stone built dwellinghouse, requiring total refurbishment, but understood to be in good structural condition. Opportunity to develop property in one of the longest established residential areas at the heart of the town.

### The Area

Wick is the most northerly harbour town on the east coast of Britain, and the County town of Caithness. The town offers the usual multiple stores, ample free parking adjacent to the main High Street, and a small pedestrianised shopping area, which predominately comprises Nineteenth Century buildings. Nursery, primary, secondary and college education can be obtained within the town.



## Accommodation includes

### Ground Floor

**Room** 4.6m x 3.9m **Caution** Floor boards are severely rotted, and prone to break under weight. Underfloor appears solid.



### First Floor

**Caution** Some floorboards have been raised.

**East Room** 4.6m x 3.9m

**Centre Room** 3.4m x 2.0m

**West Room** 4.6m x 4.0m - Pend over adjoining plumbers offices.



**Attics** Currently inaccessible.

**Garden** The property has an area of land at rear which could be used for extension of building and/or developed into a garden.

## General

The property contains a number of period features, which it may be possible to retain and restore.

Windows are traditional sash - some glass is missing, but restoration may be a viable alternative to replacement.

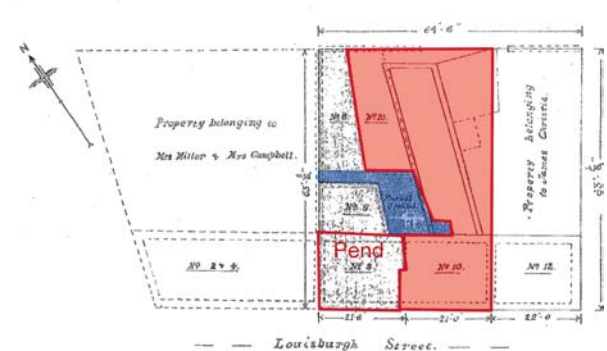
The c.1950's partial wiring installation is understood to be disconnected from supply and would be unusable.

The property is sold "as is": the property is not inhabitable, and work will be required to bring the property to current construction and installation standards; this is reflected in the asking price.

### Access Warning

Internally the property requires substantial work. Appropriate Clothing and/or safety equipment should be used by any person viewing. Windows are boarded up and adequate lighting should be taken. Floors are uneven. Deposits of bird guano remain to be cleared. It is recommended this is treated as a building site hazard, and access by children or those with mobility restrictions is not advisable.

Viewing is entirely at own risk, and neither the seller nor Highland Law Practice accept any liability for injury resulting from entering the property.



**Postcode** – KW1 4BY

**Council Tax** – N/A

**Price** – Offers over £18,000 to be lodged with the selling agents, Highland Law Practice.

**Viewing** – By appointment via Highland Law Practice

### Prospective purchasers should note:

- All descriptions are subjective, and prospective purchasers will require to satisfy themselves of any element they consider essential.
- Measurements are intended to give an indication of room sizes only. Prospective purchasers shall be required to take their own measurements if these are considered an essential feature.
- These particulars do not form any part of an offer to sell, and shall only form part of any contract if specifically incorporated therein. The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.
- No warranty is given (a) that any item included in any photograph is included in the sale; (b) that any proposed use has or will have any necessary permissions.

## Highland Law Practice

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**Our Reference: PSAC/O'BR-3-1**