



Highland Law Practice

Development Property

Land at Lower Rumster, Caithness.



The Property

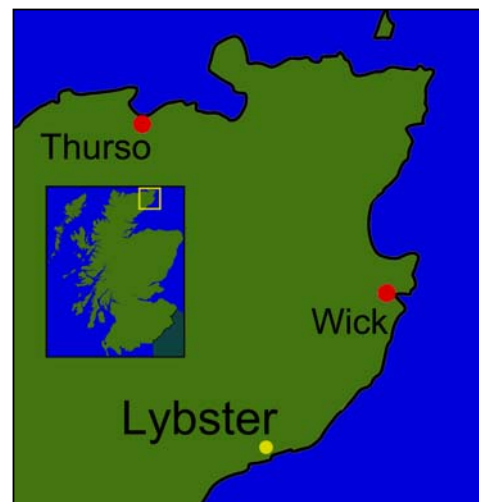
Rural plot, with derelict croft house, currently used as storage barn. Views over surrounding countryside and to the sea. With water and electricity services near at hand.

Land Area – Approximately 2.49 hectares (approx 5 acres)

Current Planning Permission - For renovation and extension of derelict house, granted July 2007

The Area

The attractive coastal village of Lybster is situated approximately 15 miles south of Wick along the main trunk road. The usual village shops and services are available, as well as a primary school, 9 hole golf course and a bowling green. The harbour has been developed with an award winning visitor centre.





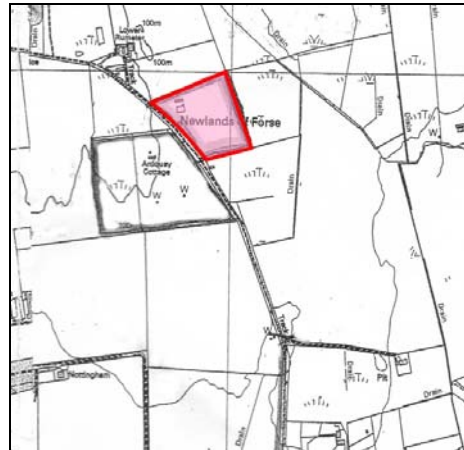
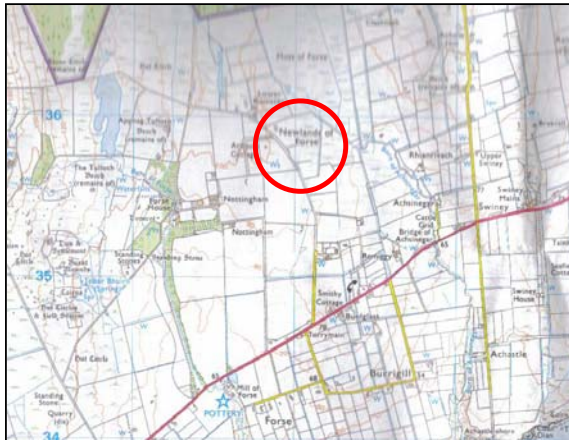
General - The interior will require substantial renovation, and improvement to modern habitability standards. Outline planning permission is in place for these works; the Purchaser will be responsible for obtaining their own detailed Planning permissions and Building Warrant.

Postcode – KW3 6AS

Council Tax/Rates – N/A

Price – Offers over £69,000 to be lodged with the selling agents, Highland Law Practice.

Viewing – No appointment necessary. Viewers are requested to park with consideration towards the other users of the access road.



Prospective purchasers should note:

- All descriptions are subjective, and prospective purchasers will require to satisfy themselves of any element they consider essential.
- 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.
- Any statement as to the nature or terms of tenure are as believed by the Seller, but no warranty is given, it being for the Purchasers to satisfy themselves on the terms current at date of purchase by examination of the appropriate agreements/deed.

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Our Reference: PSAC/RS/MUNR-12-2