



Highland Law Practice

Development Property

**Old Cormack Croft, North Keiss,
Caithness.**



The Property

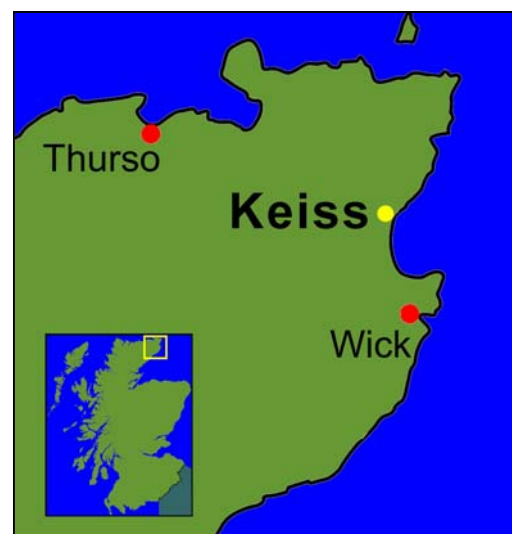
Rural plot, with derelict croft house, currently used as storage barn. Views over surrounding countryside and to the sea. Close to public road, with water and electricity services near at hand.

Land Area - approx. 3.1 ha. (7.76 acres)

Current Planning Permission - None

The Area

The coastal village of Keiss sits on the Sinclair Bay, approximately 6 miles north of Wick, on the road to John O'Groats (A99). The village is served by a Primary School and small shops providing usual amenities, as well as a small harbour and sandy beaches.



General - As there is a former croft house, (currently used as store) it is understood that under the current local plan and policies, planning permission should be obtainable for a single dwelling house subject to usual rural development conditions.

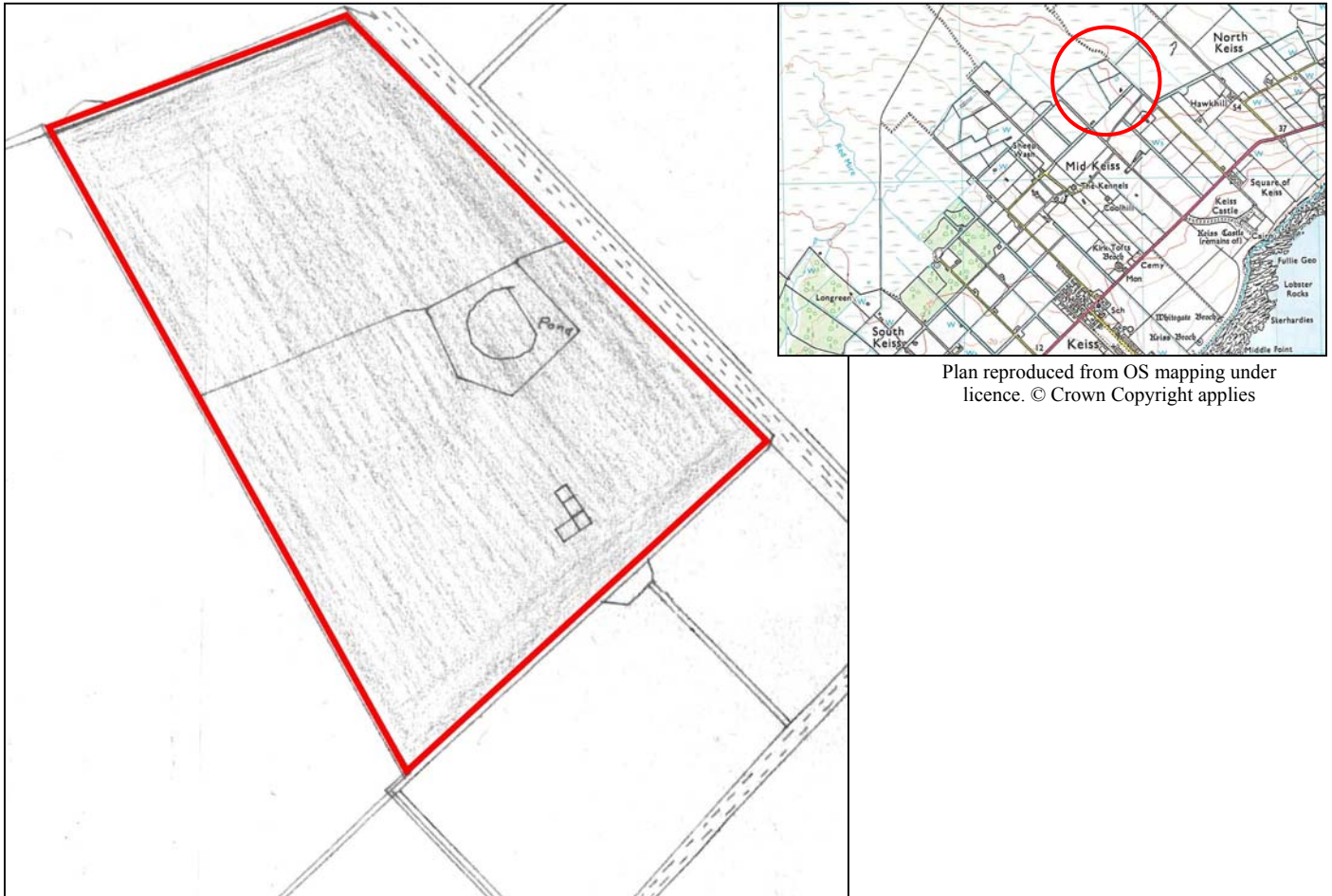
The proposed site (outlined red) is approximately 3.1 hectares (7.76 acres). Offers for part only of the subjects may be considered.

Postcode – KW

Council Tax/Rates – N/A

Price – Offers over £58,000 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.



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This plan is intended to illustrate the boundaries, but no warranty as to extent of title is given.

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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