



Highland Law Practice

Development Property

**Building Plot at Duncansby Head Road,
John O'Groats, Caithness.**



The Property

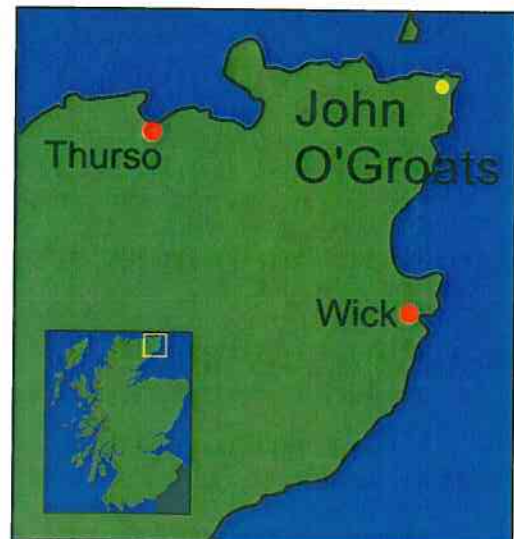
Decrofted plot located between the village of John O'Groats and Duncansby Head. Views over surrounding countryside and to the isle of Stroma, the Orkney Islands and the sea. Adjacent to public road, with water and electricity services near at hand.

Land Area - 0.202 ha.

Current Planning Permission - Full planning permission for dwellinghouse: 08/00032/FULCA.

The Area

John O' Groats is undoubtedly one of the best-know places in Scotland, and very much a focal point for tourism. However there is a strong local community, with a range of social and cultural activities, and the area is well served with all the usual amenities, including an excellent primary school locally in Canisbay, and a modern medical centre.



General - Full planning permission exists over the property for erection of a Norscot designed 4 bedroom dwellinghouse; purchasers wishing to erect an alternative design will require to obtain amended planning permission but offers subject to planning will not be favoured by the Sellers.

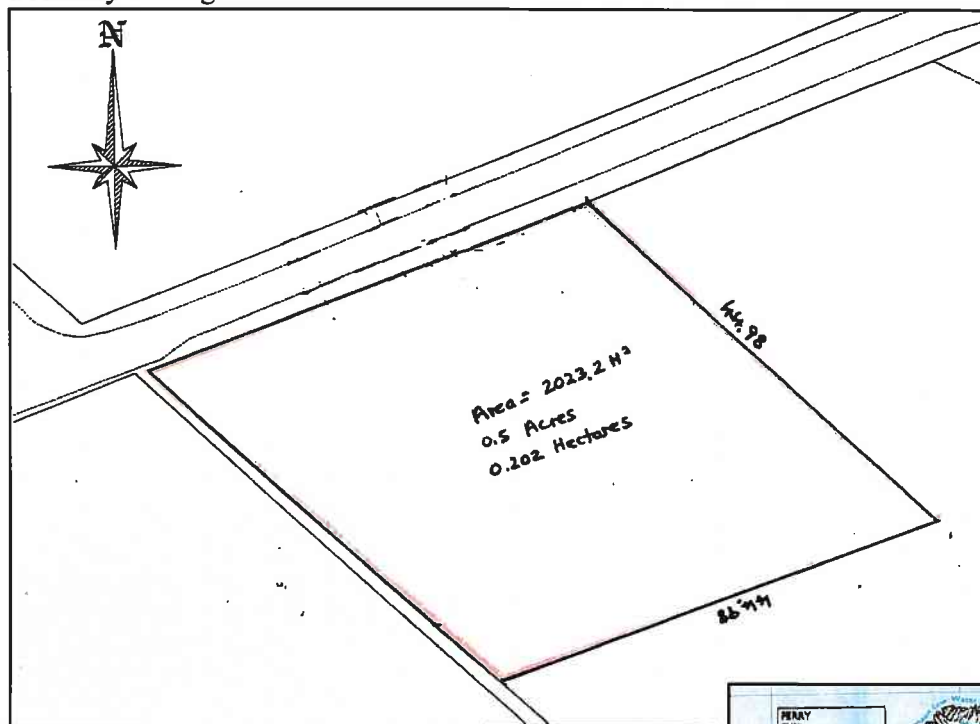
The Purchasers will be responsible for erection of boundary fencing.

Postcode – KW

Council Tax/Rates – N/A

Price – Offers over £45,000 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.



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



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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/MOWA-1-3