



Highland Law Practice

Development Property

Thingmejigger, Hillside, Auckengill,
Caithness.



The Property

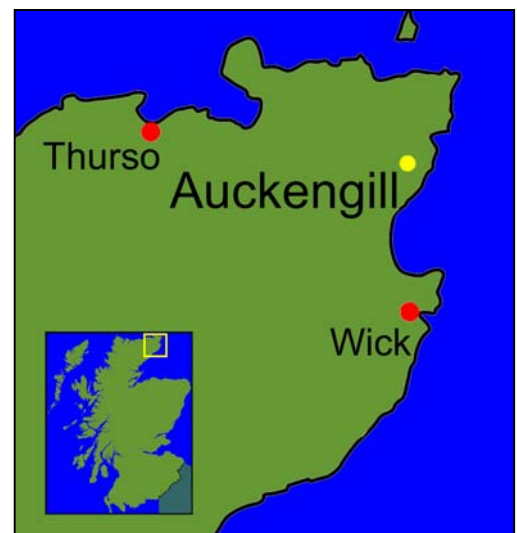
Large plot with a derelict croft house and outbuildings, potentially divisible into two building plots subject to planning. Superb views over the surrounding countryside. Close to public road, with water and electricity services near at hand.

Land Area - approx. 3 ha. (7 acres)

Current Planning Permission - None

The Area

Auckengill is a small rural settlement approx. 10 miles north of Wick and 6 miles south of John O'Groats on the A99.



General - It is understood that current local planning policy would permit redevelopment or restoration of derelict properties into a dwellinghouse, even when development in the area would otherwise not be favoured. Accordingly Offers conditional on planning permission will not be considered favourably.

All items on site, including caravan, to be included in sale but with no warranty of condition.

Postcode – KW1 4XP

Council Tax/Rates – N/A

Price – Offers over £60,000 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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