



solicitors • estate agents

Young Robertson & Co.



29 TRAIL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

MARCH COTTAGE, LATHERON, CAITHNESS

Offering an excellent re-development, or new development opportunity (subject to suitable planning consents) is this cottage ruin, and steading which are being sold with approximately 40.7 acres of land (16.47 ha). With superb sea and coastal views water and electricity are onsite, and telephone line is nearby. Private drainage would be required. The land has good road frontage and is divided into 5 fields, 4 of which are gated with stock proof fencing/dry stone walls. On a slight gradient before levelling off towards the lower part of the parcel this shall likely appeal to agricultural or equestrian buyers. A comfortable commute to both Thurso (24 miles) and Wick, being approximately 16 miles away existing access is from the main A99 road. These manageable fields stretching down to the shore are ideal for livestock and horses, growing hay or simply using them for amenity and leisure use. Locally primary schooling is provided at nearby Lybster, approximately 3.5 miles away, and transport is also provided to the high school in Wick. Offering a wonderful setting for a new home or business opportunity given the close proximity to the popular NC500 route viewing is a must.

OFFERS OVER £260,000

General Information

Water and electricity are on site. Telephone line is nearby. A private treatment plant would be required.

For advice on electricity connections please see <https://www.ssen.co.uk/our-services/new-supplies/> or contact Scottish and Sutherland Electricity Networks on 0800 048 3515 or email: connections@ssen.co.uk.

For advice on Water & Sewerage connections please see <https://www.scottishwater.co.uk/your-home/your-water/connecting-your-home> or contact Scottish Water direct on 0800 389 0379 or e-mail: developmentoperations@scottishwater.co.uk.

Postcode

KW5 6DG

Latitude Longitude

25.28481 -3.35266

what3words

///gift.presuming.ready

Directions

From Wick in the north continue on the A99 for approximately 16 miles. You shall find the property and a layby for parking on the left-hand side of the road.

From the south continue north on the A99 from Latheron for 0.6 miles and the property and a layby can be found on the right-hand side.

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £260,000 should be submitted to our Thurso Office.

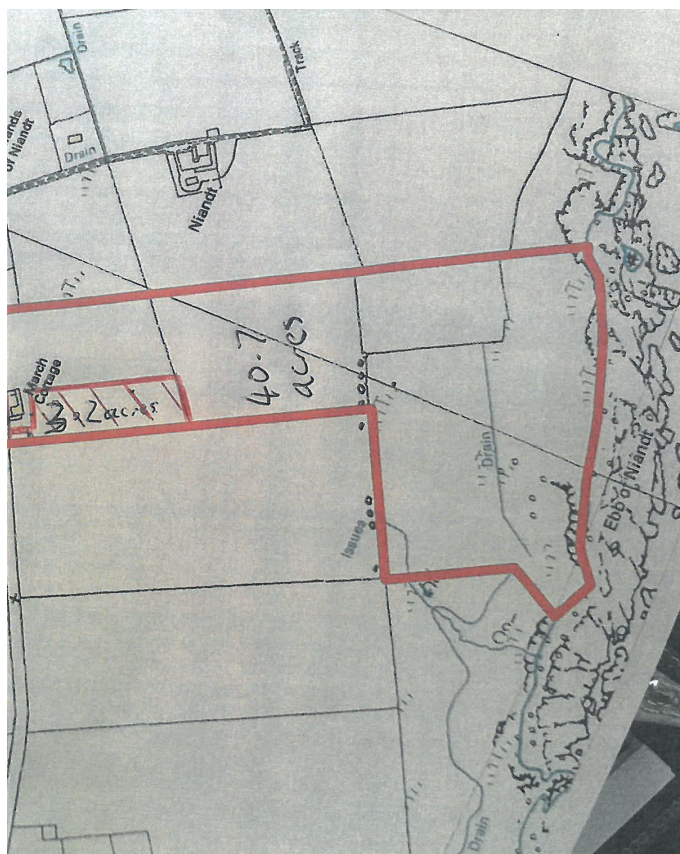
Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Located in a rural location just north of the village of Latheron and approximately one mile from Latheronwheel. A linear village leading down to a very picturesque small 19th century harbour and single-track hump-backed bridge c1726. The Strath affords a pleasant woodland walk upstream from the harbour area and is rich in wildlife. A lovely butchers can also be found.

Primary schooling and village shops are available at Lybster 6 miles to the East. A school bus provides transport for both Wick and Lybster schools. Bus connections to the north and south is provided in Latheron.



The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.