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PLOTS A & B AT THE BROO, JOHN O'GROATS

These two potential house sites are situated in a countryside location on the outskirts of the village, being within comfortable walking distance to the village centre. Enjoying far reaching views across the surrounding landscape to the Pentland Firth, Stroma and Orkney Isles the plots previously each had planning permission in principle for the erection of a dwelling. Electricity, water and telephone line are nearby, private drainage would be required. Each site extends to approximately 0.5 acres and access to the plots is over a shared private road off the main A99 – the popular NC500 Route. A comfortable commute to both Wick and Thurso, there are provisions for nursery and primary schooling at nearby Canisbay.

**OFFERS OVER £25,000
PER PLOT**

General Information

Water, electricity and telephone line are nearby. A private treatment plant would be required. Should any party wish to purchase both plots the sellers would be open to negotiation.

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: developmentsoperations@scottishwater.co.uk.

Postcode

KW1 4YR

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £25,000 should be submitted to our Thurso Office.

Office Hours

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

What3words

Plot A = ///bungalows.processor.toast

Plot B = ///quiet.flight.photocopy

Directions

Heading South on the A99 within John O'Groats take the turning to the right just prior to reaching the John O'Groats Bed & Breakfast. Continue down this road and you shall find the plots on opposite sides of the road (approx. 150 yards from turn off).

From the South upon entering John O'Groats take the turning to the left immediately after the John O'Groats Bed & Breakfast. Continue down this road and you shall find the plots on opposite sides of the road (approx. 150 yards from turn off).

Location

John o' Groats offers hotels, general store and a number of tourist shops. Offering magnificent views over the Pentland Firth towards Stroma and the Orkney Isles beyond there is a small harbour where local fishing boats tie up and wildlife trips are offered. John o' Groats is usually regarded as the most northerly settlement of mainland Great Britain. The actual location of the most northerly point, however, is at nearby Dunnet Head. Duncansby Head has a large seabird population during the summer and there are great walks in the area including around Sannik beach and the Stacks of Duncansby can be visited.

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.

