



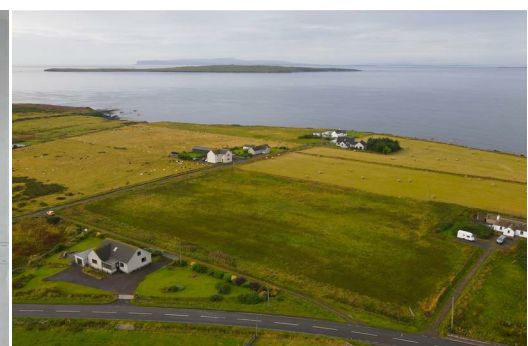
## William Cook's Holding

John O' Groats, Wick KWI 4YR

Offers Over £70,000

PLOT FOR SALE (3.2 acres approx.)

Looking for your new home on the North Coast, Highlands of Scotland. Here is the chance to build your own bespoke eco-friendly home which aspires to reduce environmental issues. The site has stunning 360 degree views over the Pentland Firth to The Orkney Isles and Caithness. With the bonus of having 3 acres to then have livestock or grow your own produce.





## PLANNING APPLICATION 22/02365/FUL

Planning permission was granted on 16th November 2022 and is valid for 3 years at which point construction should have started.

## BUILDING PLOT

A 3.2 ACRE PLOT (Approx) with planning permission for a one storey dwelling is available For Sale. The house site is located in the south west corner of the field.

## SIZE

3.2 acre site in total. (approx)

## LOCATION

William Cook's Holding is located to the west of John O'Groats on the north coastline of Caithness. It overlooks the Isle of Stroma and Orkney Isles beyond. The land is undulating and consists of rough agricultural grazing ground. The site is completely fenced.

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## BUILD STYLE

Planning has been granted for the erection of a 2 bedroom single storey dwelling. The applicants have opted for a 'Off Grid' development incorporating solar and wind for electricity and rainwater collection for fresh water. A composting toilet with incinerator is proposed for waste water.

Amendments can be applied for to the Highland Council planning department and other relevant departments if the new owner wishes to make changes to the original build style.

## Area Map



## PLOT AREA

### ACCESS

There is access to A836 and a new access road from Newton Road can be created into the site.



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