



## Residential Property

# Land at Badfallister, Occumster

Georgesons  
Estate Agents



### The Property

Situated north of the quiet rural village of Lybster, this land extents to 6 acres approximately with a building plot on site. With excellent views over the countryside and out to the sea, there has been Outline planning permission granted in principle for a four bedroom dwelling house of which the planning documents can be viewed at any of our offices on request. Electricity, telephone and water supplies are close at hand, drainage will be by a private drainage arrangement incorporating septic tank and soakaway.

**Land Area** – Approximately 6 acres

### The Area

Occumster is on the outskirts of Lybster, which is an unspoilt village with all the amenities required for everyday living. Beyond the boundary on Scottish National Trust land is a Pictish Broch. Lybster harbour was once a booming sea port and today it still plays host to a small fleet of small fishing boats. Neatly stacked creel baskets and seagulls flying overhead add to the attraction, making it one of the most pleasant harbours of its kind. Recent improvements to the harbour include a Heritage Centre with closed circuit television for bird watching, seasonal opening of cafeteria, wash rooms and laundry facilities for visiting yachts, etc.



**Situation** – Well sited land with open countryside views

**Planning** – Planning permission expires 6<sup>th</sup> May 2017.

**Services** – Mains water, electricity and telephone lines are nearby. A septic tank and soakaway would need to be installed.

**Video** – A video of this property can be viewed on our website.

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**Postcode** – KW3 6AU

**Price** – Offers in the region of £33,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

**Georgesons Estate Agency Ltd**

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**22 Bridge Street  
Wick  
Caithness KW1 4NG  
Tel: (01955) 602222  
Fax: (01955) 603016  
Email: karen@georgesonsproperty.co.uk  
Website: www.georgesonsproperty.co.uk**

**19 Traill Street  
Thurso  
Caithness, KW14 8EG  
Tel: (01847) 892225  
Fax: (01847) 892235  
Email: lorna@georgesonsproperty.co.uk**

**22 High Street  
Tain  
Ross-shire, IV19 1AE  
Tel: (01862) 892555  
Fax: (01862) 894861  
Email: nicola@georgesonsproperty.co.uk**

Our Reference: BGdW/LG/HENN