



Georgesons
Estate Agents

Development Property

Plot at Roster with outline planning permission, by Lybster



The Property

Situated on the outskirts of Lybster this land enjoys breath-taking picturesque panoramic views of the surrounding countryside. Outline Planning Permission for a dwelling house has been granted for this plot. Electricity, telephone and water supplies are close at hand. Drainage will be by a private drainage arrangement incorporating septic tank and soakaway. Additional land off 100 acres is available by separate negotiation.

Land Area – 50m x 35m

The Area

Lybster is an unspoilt village which has all the amenities required for every day living. Lybster harbour was once a booming sea port and today it still plays host to a small fleet of small fishing boats, 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 plot with open countryside.

Planning – Planning permission expires September 2019, copies can be requested from our offices.

Land – Plot extends to 50m x 35m, with more land available by separate negotiation.

Service - Mains water, electricity and telephone lines are nearby. A septic tank

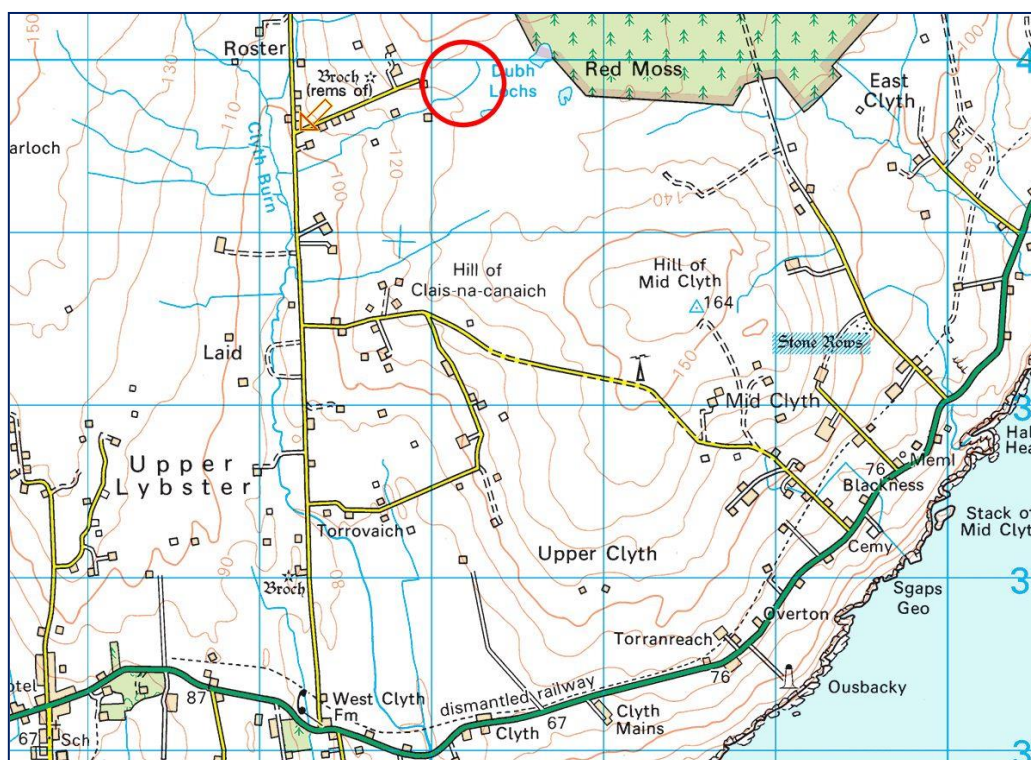
and soakaway would need to be installed.

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

Postcode – KW3 6AD

Price – Offers over £35,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



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.

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