



Residential Property

Land at Mains of Forse, Latheron

With planning permission in principle for two plots

Georgesons
Estate Agents



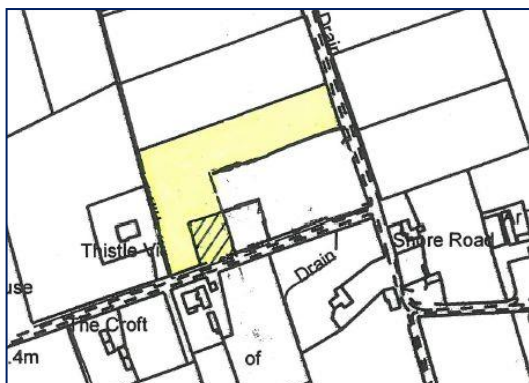
The Property

Situated on the outskirts of Latheron near the A9, which is the main transport route in and out of the Highlands this land enjoys breath-taking picturesque panoramic views of the surrounding countryside, Scaraben and the Morven Hills and uninterrupted views out to sea. This land has been de-crofted and has planning in principle in place for two plots, extending to approximately 3½ acres altogether. These plots can be sold together or separately, Plot A being 1.5 acres of land marked in the yellow below with shaded area being the plot and Plot B being 2 acres of land marked green below with shaded area being the plot. Electricity, telephone and water supplies are close at hand. Drainage will be by a private drainage arrangement incorporating septic tank and soakaway.

Land Area –3.5 acres approx.

The Area

The village of Dunbeath has a Primary School, Pre-school/Playgroup facilities, Church, Community Hall, Post Office and Shop. Dunbeath village is famous for the novelist Neil Gunn and the surrounding area and its people provided inspiration for several of his novels. The Dunbeath Heritage Centre features interesting displays on the natural and social history of the area. Beautiful walks can be taken down by the Dunbeath Strath along which there are several brochs (ancient fortified houses). The harbour has fine views looking across to Dunbeath Castle. The nearest large town is Wick some 20 miles away. There is a regular bus service to the north and south.



Land - Land extending to 3.5 acres approx. with Planning in Principle for two plots. Plans available on request from our offices.

Plot A – 1.5 acres, Plot B – 2 acres.

Planning – Permission expires 31/05/2020

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

Postcode – KW6 6DG

Price – Offers over £60,000 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.

Georgesons Estate Agency Ltd

22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016

19 Traill Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235

22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861

Email: karen@georgesonsproperty.co.uk

Email: sarah@georgesonsproperty.co.uk

Email: tain@georgesonsproperty.co.uk