



## Development Property

Georgesons  
Estate Agents

# Land at 30 Gartymore, Helmsdale

## Decrofted with planning permission in principle



### The Property

A rare opportunity to purchase derelict croft house and land situated close to the picturesque rural village of Helmsdale, on the rocky east coast of Sutherland. Built in 1840 approximately and has remained in the family since, the property enjoys magnificent uninterrupted views of the surrounding hills, Helmsdale harbour below and the Moray Firth beyond. The land extends to approximately 1/3 of an acre and offers great potential for renovation of dwelling house, subject to obtaining full planning permission. The area is rich in wildlife such as deer which are often seen in close proximity to the area and bird watchers will be rewarded by sighting regular and seasonal visitors, including House Martins, Waxwings and the Red Throated Diver.

### The Area

Helmsdale village is situated on the shores of the Moray Firth in the Highlands of Scotland, approximately 75 miles north of Inverness on the A9 trunk road. The village has three hotels, a primary school, health centre, railway station, and the award winning Timespan Visitor Centre. The local economy is largely based on tourism, fishing, salmon and trout angling, deer stalking, and grouse shooting. Other outdoor pursuits in the area include panning for gold, and golf, and more recently competitive skiff rowing.



**Situation** – Land and derelict building on hillside overlooking Helmsdale village, harbour and the Moray Firth.

**Service** – Water on site, electricity and telephone connections are adjacent.

**Land** – Land extending to approx. 0.3 acres.  
49m x 25m approx.

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

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**Postcode** – KW8 6HJ

**Price** – Offers in the region of £95,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Property history** – The property was the sellers beloved grandparents' home, built and lived in by generations of their family. The family relocated to Gartymore after being evicted from Strath of Kildonan in the early 19<sup>th</sup> century, being part of The Countess of Sutherland's Number 3 settlement designated to rehome those evicted. Family bereavement has meant that the sellers hope to renovate the property and continue the blissful summer memories growing up in the area have changed but they hope that someone will lovingly restore what was a very happy multi-generational family home.



**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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