



Latheron, Caithness, KW5 6DX

Plot and Land at Achavanich

Generous house plot and land in a stunning location with breath-taking panoramic views over countryside and moor with the Morven Hills in the distance for sale as a whole or in 2 lots.

Lybster 9.5 miles, Halkirk 13 miles, Thurso 17 miles, Wick 20 miles, Inverness 93 miles

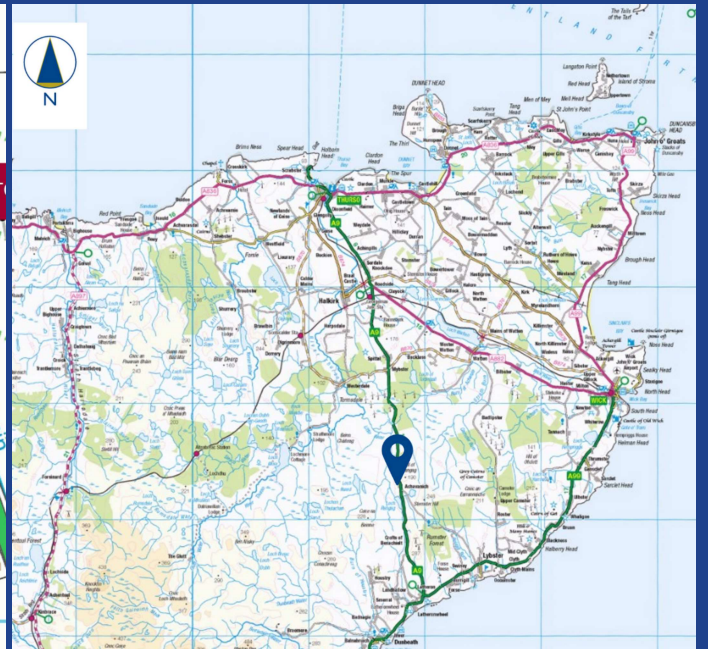
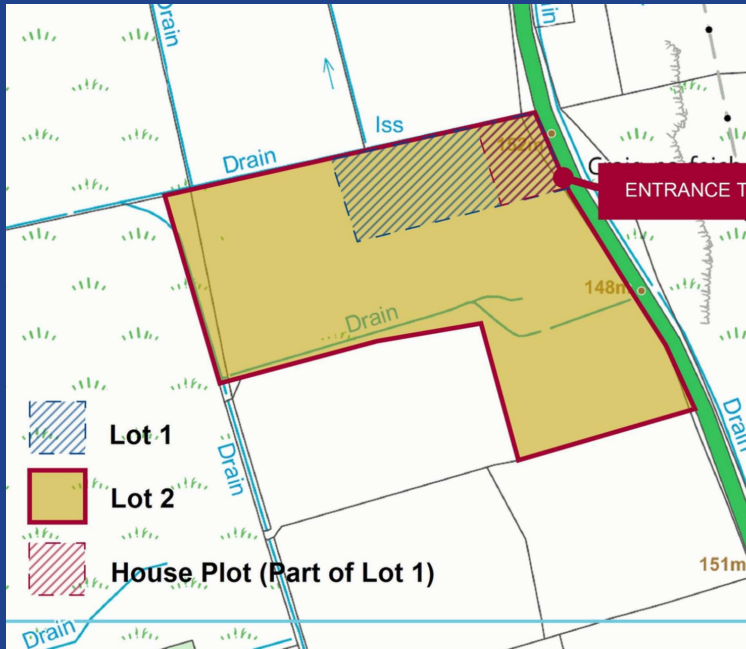
Acreage
14.2

Offers Over
£90,000



Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

anestates.co.uk estates@anmgroup.co.uk **01467 623800**



Lot 1 - Offers over £55,000 - Offering outstanding views over open moors across to the Morven Hills, Aberdeen & Northern Estates is thrilled to bring to the market this superbly located house plot. The site extends to around 2.5 acres or thereby which includes a generous house plot measuring 0.3 acre which has Planning in Principle for a 1.5-storey house and detached garage with garden grounds. The site is conveniently situated in an elevated position off the Ag with existing gated access.

This area of land presents an exciting self-build opportunity for those looking to begin a new life in the Highlands, perhaps as a smallholder or start a new business venture in a stunning rural location, whilst enjoying the advantages of easy travel throughout the County and south towards Inverness. Services (electricity, water and telephone line) are located close by and private drainage would be required.

Lot 2 - Offers over £35,000 The land extends to 4.73 hectares (11.7 acres) of agricultural land classified as being Grades 5(1), 5(3) and 6(2) by the James Hutton Institute. Good roadside access straight from the Ag. This offers endless rural opportunities.

Local Authority Consent

Planning Permission in Principle was granted in September 2023 for the erection of a 1.5-storey house with detached garage. Full details and documentation / drawings can be viewed online using reference: 22/04651/PIP.

Viewing

Interested parties are encouraged to view the property at their leisure with no requirement to book viewings.

Local Authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX,
Local Highland Council Office: Rotterdam Street, Thurso, KW14 8AB

Entry

By agreement.

Offers

Offers should be submitted in full Scottish legal terms to this office along with anti-money-laundering ID paperwork and proof of funds.



Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

[///genius.salary.revision](http://www.genius.salary.revision)



To view this property or for further information, please contact our agent:

Andrew Beedie MRICS

01467 623800

Date of publication August 2024 Photographs taken August 2024



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.