



Development Property

Building Plot 2 at The Breck, John O’Groats,

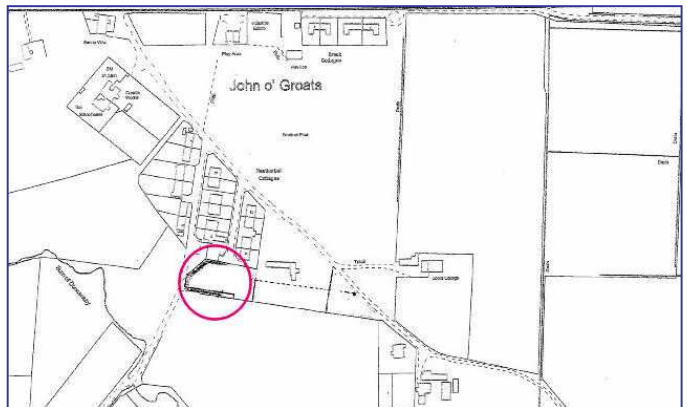
Georgesons
solicitors
— Est 1887 —



The Property – With outstanding views over the Pentland Firth towards the islands and Scapa Flow, this building plot is situated in a PP1 area there is no need for outline planning and full planning permission should easily be granted. Electricity, water and telephone lines are nearby, access to mains drainage is possible. The general store, which incorporates a post office, is within walking distance. All boundaries are fenced. The owners are willing to provide a free house design service.

Land Area –Plot 2 - 0.32 of an acre.

Area – John O’ Groats is undoubtedly one of the best-know places in Scotland, and every year this North-East tip of Caithness sees a procession of "End-to-Enders" making the long journey to Land’s End. John O’ Groats itself is very much a focal point for tourism, and the village boasts two hotels and a guest house, a campsite, numerous B&B establishments and a number of craft shops and studios. As well as being a destination in its own right, it is also a springboard for trips across the Pentland Firth via the famous Short Sea crossing to Orkney. Although Tourism brings an extra prosperity to the area, there is a strong and welcoming local community, with a wide range of social and cultural activities, and the area is well served with all the usual amenities, including an excellent primary school locally in Canisbay, with a roll of about sixty, and a modern medical centre.



Situation – Well-sited plot with Open views of the countryside to the sea.
Service - Mains water, electricity and telephone lines are nearby. Access to mains drainage.

Access – Own access from council maintained road.

Directions – On the road from Wick to John O’Groats, turn right before the turning towards Thurso. Take the first turning to the right and then right again. The plots are on the right hand side of the road.

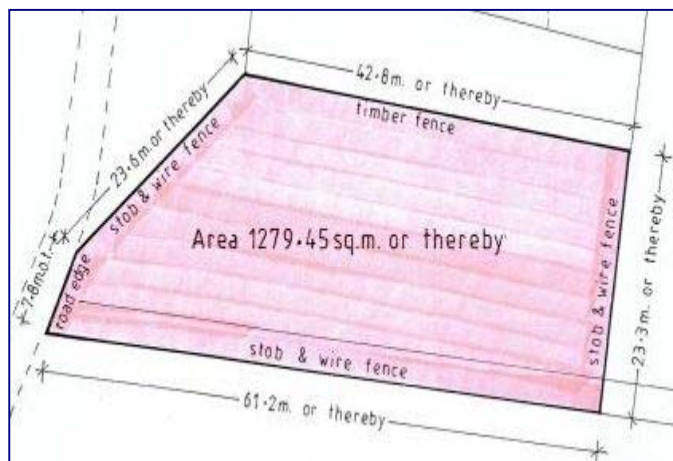
Postcode – KW1 4YS

Council Tax/ Rates – N/A

Price – offers around £20,000 for plot 2 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Plot 2



Prospective purchasers should note:

- 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:
 - that any item included in the photographs are included in the sale;
 - that any measurements given are accurate;
 - that any use envisaged has all necessary permissions;
- 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.
- The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

Georgesons solicitors

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