



Georgesons
Estate Agents

Development Property

Land with Building Plot 1, Forse, Lybster



The Property

Situated on the outskirts of the rural village of Lybster close to the A9, this plot of land is approximately 5 acres and has had pre-application planning permission carried out. This plot enjoys picturesque panoramic views of the surrounding countryside, Scaraben and Morven Hills and uninterrupted sea views looking over the Moray Firth. This land is non-crofted and currently used as seasonal grazing. This plot is plot 1 of 2 plots currently for sale.

Land Area – 5 acres approx

The Area

Lybster is an unspoilt village which has all the amenities required for everyday living. This attractive coastal village is situated approximately 15 miles south of Wick along the main trunk road. 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. The usual village shops and services are available, as well as a primary school, 9 hole golf course and a bowling green.

Land -

Plot 1 – 58 x 49 m approx
Plans available on request

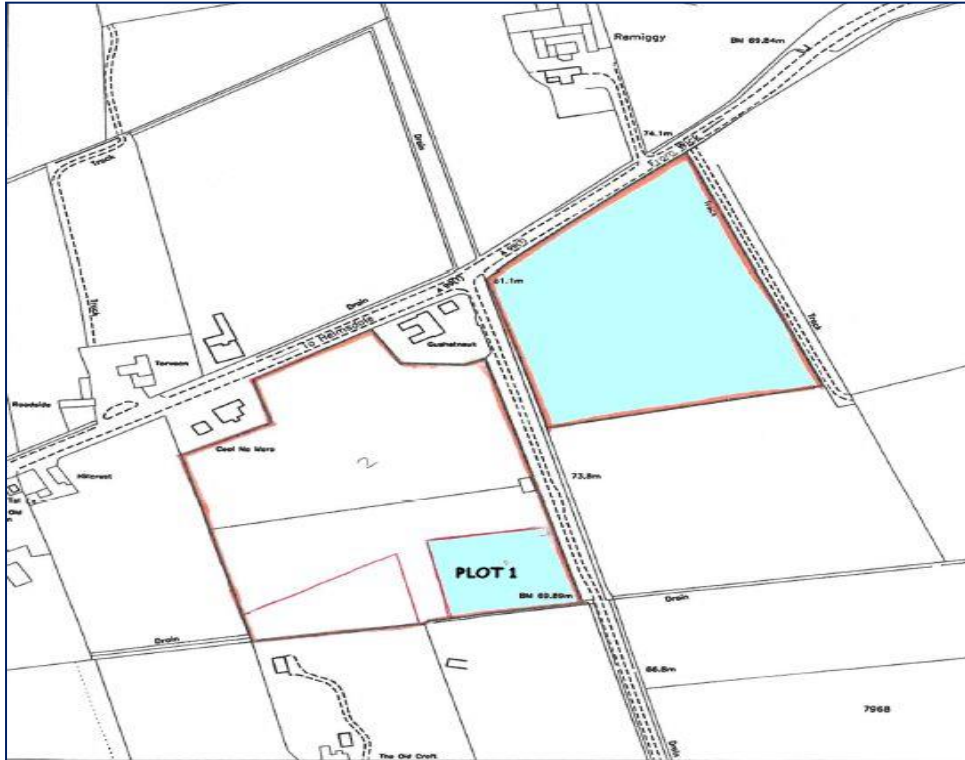
Service - Mains water and electricity on site.

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

Postcode – KW3 6AW

Price – Offers in the region of £40,000 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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