

Residential Property

Land at Loch Watten, Oldhall

6.5 acres with building plot



The Property

This land is situated on the outskirts of the rural village of Watten and extends to approximately 6.5 acres which is highlighted in red on the plan below. There has been planning permission in principle granted to build a dwelling on this site. The land offers a pleasant quiet rural environment and enjoys picturesque open views of Loch Watten and surrounding countryside which has many historical interests nearby, including the Cairn of Achoy, one of many Cairns around Caithness. This land comes with fishing rights on the loch and being sold with the land is a fleet of small fishing boats that provides a regular income to the owner of this land, by renting them out to local and visiting fishermen.

The Area

Watten is a small village midway between Wick and Thurso. It lies at the end of Loch Watten, which is the largest body of water in Caithness the loch is famous for its brown trout fishing. The local public house is also named the Brown Trout after the famous local produce. The village provides primary schooling, local shop, garden centre and small hotel. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south. From Wick John O'Groats Airport there are daily scheduled air services to Aberdeen & Edinburgh. Inverness is approximately two and a half hours drive.



Land - 6.5 acres of land with planning Permission in principle for a dwelling House.

Expires: 28th January 2022

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

Postcode – KW1 5XL

Price – Offers around £75,000 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**

Email: karen@georgesonsproperty.co.uk

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

Email: sarah@georgesonsproperty.co.uk

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

Email: tain@georgesonsproperty.co.uk