



# ACHOW PLOT, LYBSTER

**Offers Over £40,000**



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## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb site which is located in a prominent elevated position. With outstanding views over the sea and panoramic views towards the Morven Hills, Dunbeath and Lybster, this two-acre plot has a lot to offer.

Planning (12/00302/FUL) was previously granted for a bespoke family home with a garage although this has now lapsed and would require to be reinstated. The main house site has an area of 0.7 acres which has been de-crofted and services are nearby with a right of access in place over the adjoining fields. Drainage is to be by a septic tank with a soakaway system. Originally, the planning was granted for a bespoke family home with the accommodation consisting of a large lounge with two sets of patio doors to enjoy the view, as well as a kitchen/dining room, again featuring patio doors as well as a master bedroom with an en suite. There were also two further bedrooms, a family bathroom, WC, utility, vestibule and a garage. Well respected local architect Alasdair Foggo designed the house and there are superb views from every aspect, with the property when built benefitting from a feature stone facade.

The property is accessed off the A99 and is a short drive to Lybster Harbour and the village of Lybster where there is a primary school, a nine-hole golf course as well as hotels, a post office, a convenience store and bowling green. Secondary education can be found in Wick which is a twenty-minute car journey away as well as further facilities such as supermarkets, a leisure complex with a swimming pool, a retail park with national chain stores as well as local retail outlets. There are also good coach and rail links north and south. Wick also benefits from having the John O Groats Airport which offers flights throughout the UK and to the Orkney Islands.



# Extra Information

## Services

School Catchment Area is Lybster Primary School/Wick High School

## EPC

N/A

## Council Tax

N/A

## Tenure

Freehold

## Viewing

If you would like to view this property, please contact the office on 01847 890826

## Extras

What3Words: [///types.harvest.upward](https://www.what3words.com/#!/types.harvest.upward)

# Key Features

- **OUTSTANDING VIEWS**
- **PREVIOUS PLANNING GRANTED**
- **TWO ACRE PLOT**





# Property Photos





## WICK

### Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## **Why Choose Yvonne Fitzgerald Properties**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.