

**Plot of land
215m SE of
Smithy House
Scotscauder**

**Offers Over
£42,000**



- Approx 3.1 acres
- 160m x 80m
- Rural location
- Full planning permission granted
- Close to Halkirk & Thurso
- Easy access via B870

This plot is nestled in the heart of Caithness, surrounded by Flow land, rolling countryside and lochs. The area is famous for salmon fishing, bird watching, hill walking, etc. This plot is approximately 3.1 acres of land and would be ideal for anyone looking for additional space for animals and/or additional outbuildings. Located conveniently within a 15 minutes drive to Thurso and 10 minutes to Halkirk village. Halkirk has a primary school, medical practice, convenience store, hotel and bus connections and Thurso has all the major amenities and facilities associated with a busy town. Pollard Property offer self build mortgage advice and welcome any enquiries regarding funding for such a project. We can facilitate contact with builders, architects, etc. Doing a self build is a challenging but a very rewarding way of getting your dream property. This plot has been granted FULL planning permission, this was approved on 10th July 2025. The planning application documents can be viewed via the Highland Council Planning - Reference no. 24/00377/FUL.

Please go to our website www.pollardproperty.co.uk to see the drone footage.

What3words: provoking.fearfully.regard



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.