

Plot of Land 60m NW of Lynburn Dunnet

Offers Over
£60,000



Town and Country Planning (Scotland) Act 1997 (As Amended) Planning Etc. (Scotland) Act 2006			
DECISION NOTICE			
Erection of dwelling at Land 60M NW Of Lynburn, Dunnet			
Document Type	Document No.	Version No.	Date Received
Location Plan	000001		04.08.2025
Site Section Plan	000002		04.08.2025



- Prime location
- Approx. 0.49 acres
- Not crofted
- Sea view
- Option of extra land
- Planning in Principle

This generous, rectangular plot is located in the sought after coastal area of Dunnet, famed for its dramatic headland, sweeping sandy beaches, rolling countryside and tranquil lochs. Tucked just off a quiet country road, the site enjoys stunning open views over Dunnet Bay, offering an ideal setting for a peaceful home in the Highlands.

Dunnet itself is a well loved tourist destination, home to attractions such as Mary Ann's Cottage, the award winning Rock Rose Distillery, the Northern Sands Hotel, Dunnet Bay and the nearby Dunnet Forest with its scenic walks. Despite its rural feel, the plot is conveniently positioned within easy reach of the main towns of Thurso and Wick, approximately 8.5 miles and 18.5 miles away respectively. Both towns provide a full range of amenities including supermarkets, shops, schools, and bus and rail links to Inverness.

Extending to approximately 0.49 acres, with the option to acquire additional land, this is an excellent opportunity for those seeking quiet country living while remaining well connected to local services and transport links. Planning reference number 25/02742/PIP.

What3words: //balancing.softly.agenda



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.

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