

## 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			
The Highland Council in exercise of its powers under the above Acts grants <b>planning permission in principle</b> for the above development in accordance with the particulars given in the application and the following documents:			
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](http://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.