

# Gilpen Croft

Lybster, Caithness, KW3 6BD

Asking Price £230,000



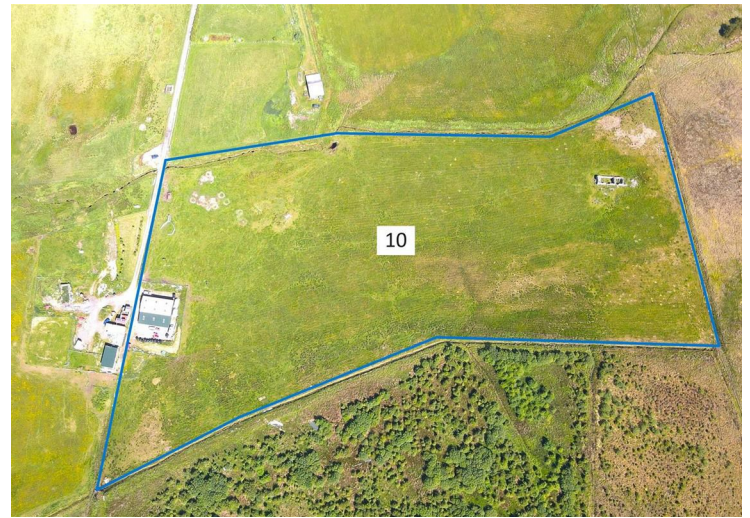
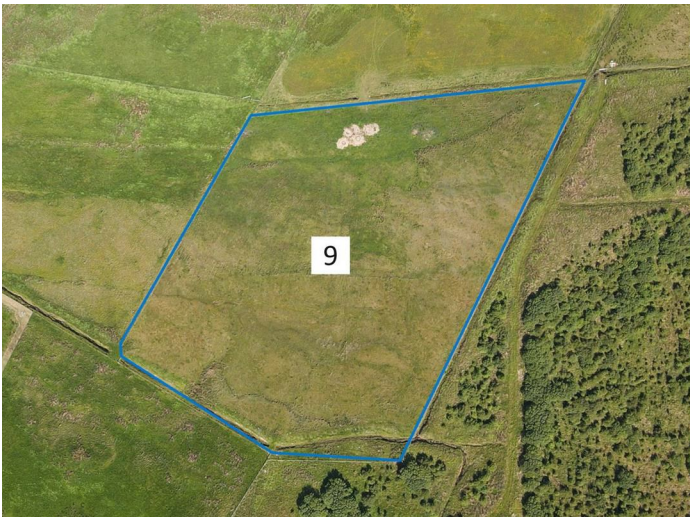
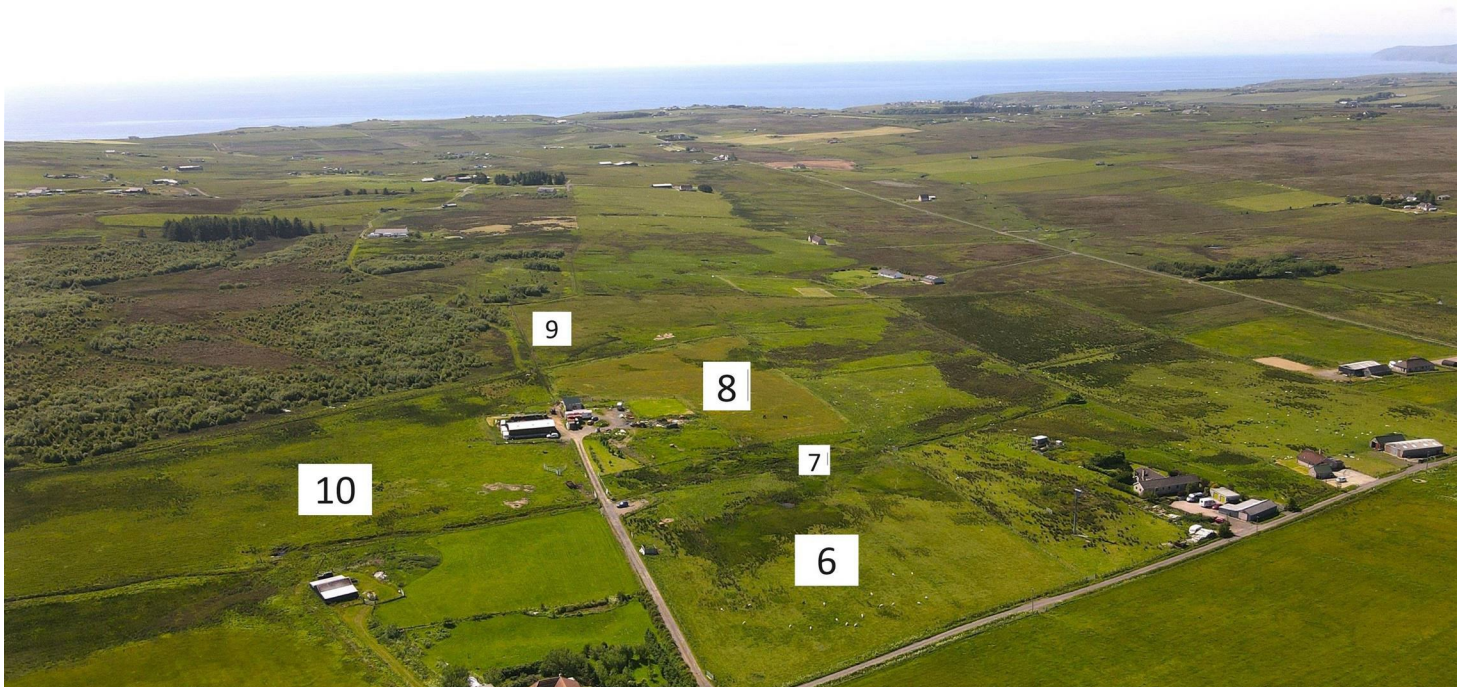
Building your own home offers a great opportunity to put your own stamp on this off-grid croft. A total of 28.14 acres (approx) of good arable land with a building plot (Full Planning) and presently has a static caravan for the owners of the land. The numerous agricultural buildings including new stables, in addition to the large acreage would provide ample space for equestrian purposes, or livestock.

The area lends itself to a range of outdoor activities, including horse riding, walking and cycling on single track or multiple nearby off-road routes.

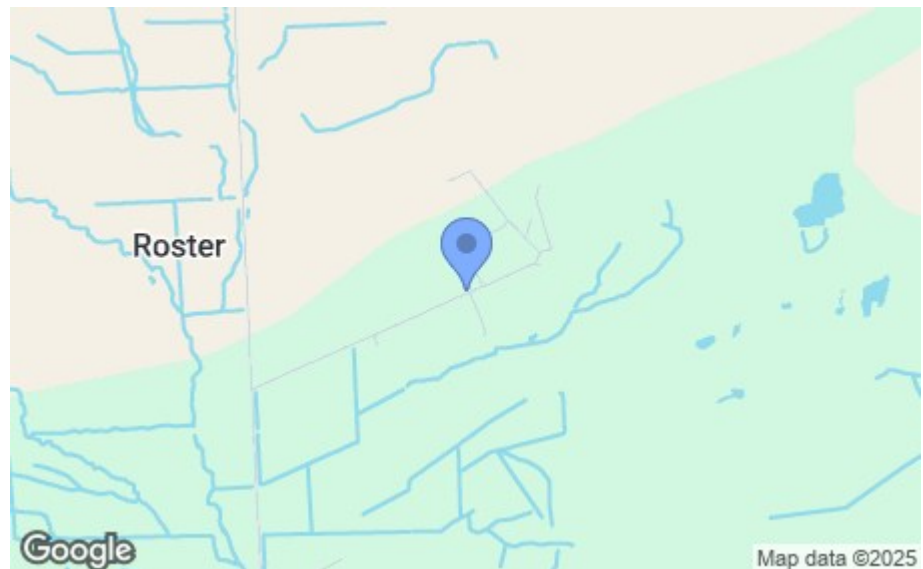
Situated on an elevated location overlooking surrounding croftland, towards Morven and neighbouring hills, with views to the nearby Moray Firth, Gilpen Croft is located 3 miles from the village of Lybster on the east coast of Caithness.







- Croft and Land
- Agricultural Buildings & Stables
- Equestrian Property
- Off Grid Lifestyle
- 28.14 Acres (approx) of Farmland
- Planning for Dwelling
- Building Plot
- Panoramic Views



**PRS**  
Property Redress Scheme



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## LOCATION

Gilpen Croft is located inland from the A9 on the east coast of Caithness, nestled in the heart of crofting land, the site is slightly elevated providing panoramic views over the Moray Firth and towards Morven, the highest summit in Caithness and neighbouring hills. The surrounding area provides extensive horse riding, walking and cycling routes on single track roads and off-road routes and trails throughout this tranquil part of Caithness.

Primary schooling is available in the village of Lybster, and secondary education is provided in Wick 11 miles north.

What3words:///library.finds.shred



## STATIC CARAVAN

There is presently a static caravan on the property that serves as the owners accommodation whilst building work has gone on. This is a comfortable 2 bedroom unit with a constructed porch. The caravan has 2 bedrooms, sitting room, kitchen and shower room. There is a log burner in the sitting room. Electricity comes from the solar powered batteries that are located in the agriculture building and solar panels on top of a shed roof.

## LAND

The land is mostly well-drained arable land on a gentle slope, suitable for horses and livestock. A small burn runs through the croft.

The areas of land are a combination of croft land and farm land, fields 6 to 9 are farm land, field 10 is croft land.

Field 6 = 4.80 acres

Field 7 = 0.99 acre

Field 8 = 4.93 acres

Field 9 = 5.15 acres

Field 10 = 12.27 acres Croftland

Total 15.87 acres land with 12.27 acres of croftland Owner Occupied = 28.4 acres approx

## AGRICULTURAL BUILDING

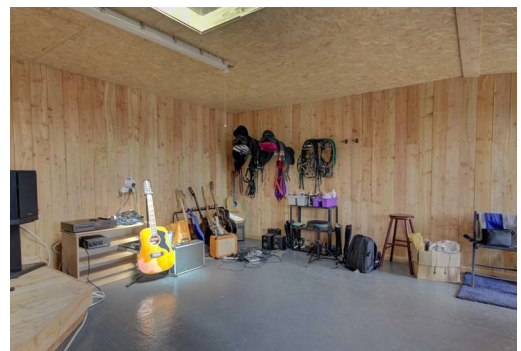
60ft x 30ft

A large agricultural building with power and water. The solar batteries are stored in here. Ample storage space for agricultural equipment, feed and livestock enclosures.

## STABLES

60ft x 20ft

A newly constructed addition to the main agricultural building encompassing an enclosed workshop space/tack room, two large stables with partition dividing, each being approx. 20"x10" and useful hard standing/storage space with double doors.



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### SCHOOLING AREA / GRASS Paddock

98'5" x 65'7"

This small grass paddock used currently as a schooling area located directly in front of the property. This space could be turned into an sand menage/jumping paddock.

### OUTBUILDING

Currently used as additional storage, this building could, subject to relevant permissions being granted, be converted to an additional dwelling, perhaps a self-catering apartment, offering further income potential.

### PLANNING

Planning has been granted for the erection of house, formation of vehicular access, installation of septic tank and soakaway and temporary siting of static caravan. Building warrant has lapsed and will need to be applied for to meet current regulations.

Reference No. 14/02805/FUL

Planning and approval has been passed for barn and stable block on the croftland.

### ADDITIONAL INFORMATION

TENURE - Freehold

Mains Water Supply

Council Tax Band A

ENTRY - By Mutual Agreement

To arrange a viewing of Gilpen Croft, Occumster, Lybster, Caithness KW3 6BD, please contact Monster Moves on 01463 525001



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