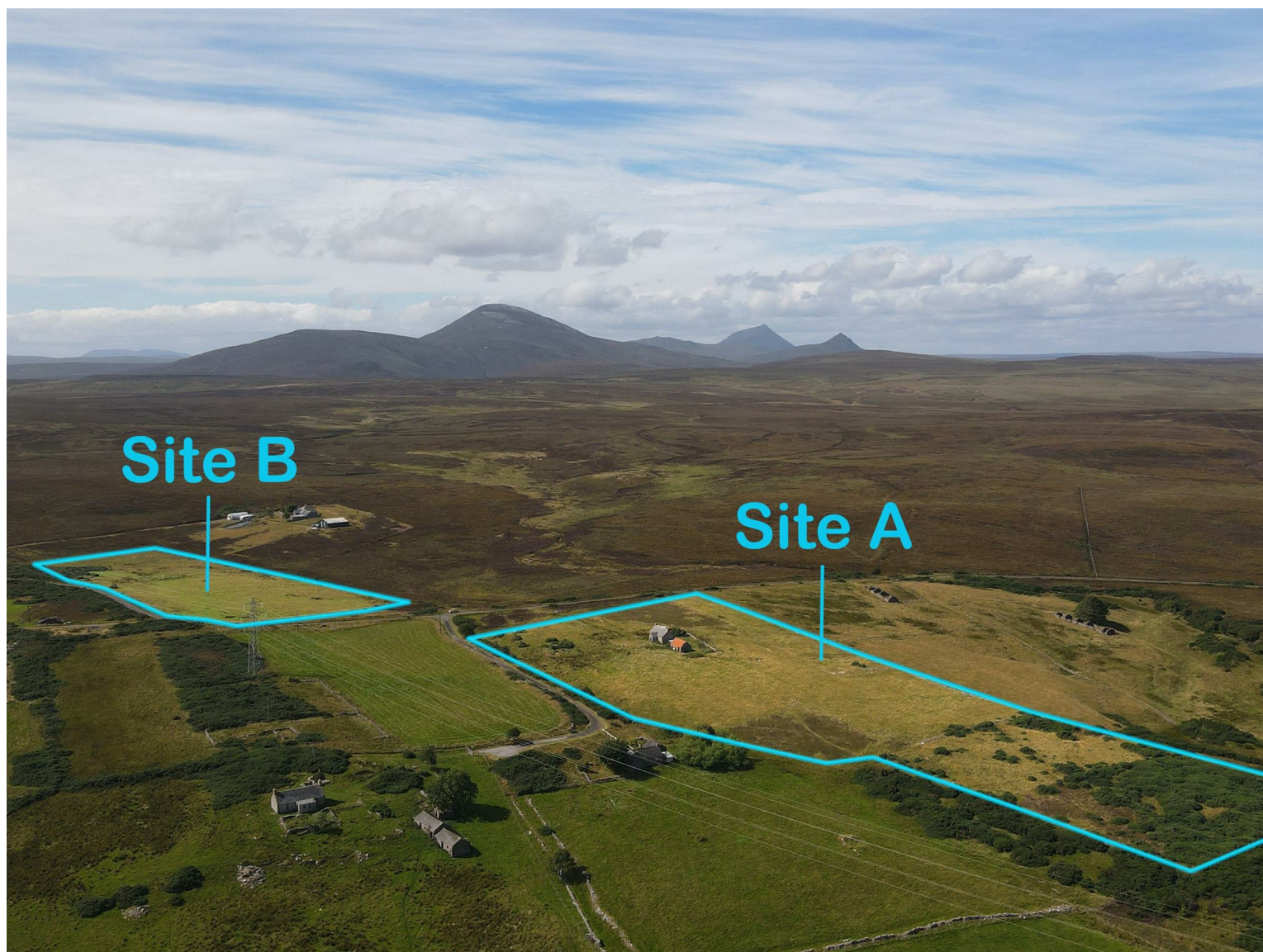


# Knockally Croft

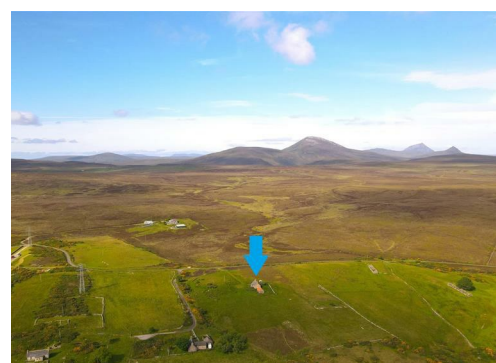
Dunbeath, Caithness, KW6 6EU



Asking Price £160,000



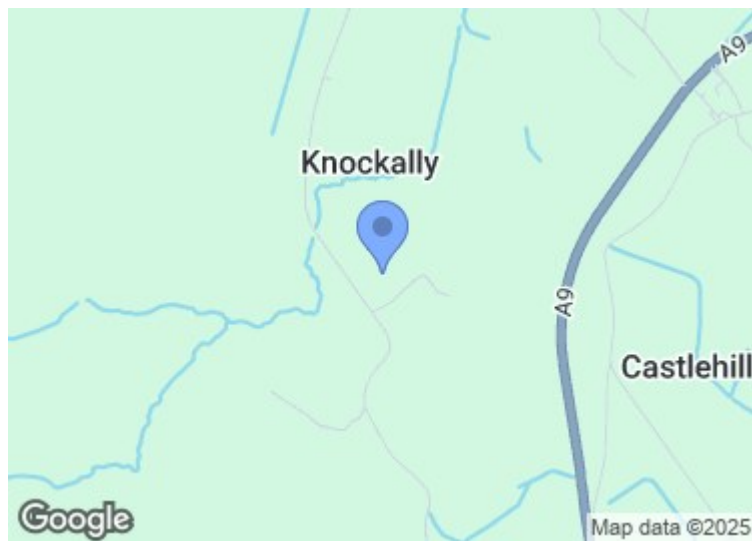
For those looking to have a small holding in the north of Scotland then here is an opportunity to purchase a 12 acre croft with a fixer upper croft house. Located on the east coast of Caithness overlooking the sea. The cottage has been taken back to the stone walls and is ready to be renovated, water and electricity are on site. If you wish to extend then planning permission consents can be sought from the Highland Council.







- Renovation Project
- 12 acres of croft land (approx)
- Sea and Hill Views
- Owner Occupied Croft
- Rural Location



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
sales@monster-moves.co.uk  
www.monster-moves.co.uk  
Sutherland - 01408 525001  
Inverness - 01463 263063



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**rightmove**

**Zoopla**

**onTheMarket**.com

**PrimeLocation**.com

**s1homes.com**



## HOUSE

The derelict croft house sits in a field of 7 acres (approx) and has all mains services to the plot; Electricity, Water and BT line. A Septic Tank will be required for sewage. The property has been taken back to the stone walls and is ready for the new buyer to put their own stamp on it.

## CROFT

Knockally Croft, Dunbeath is an exciting prospect for someone seeking to own a croft with 12 acres split over two fields of grassland. The croft has a house ready for renovation and a byre adjacent to the house. The land is relatively flat and arable. not presently registered as a croft.

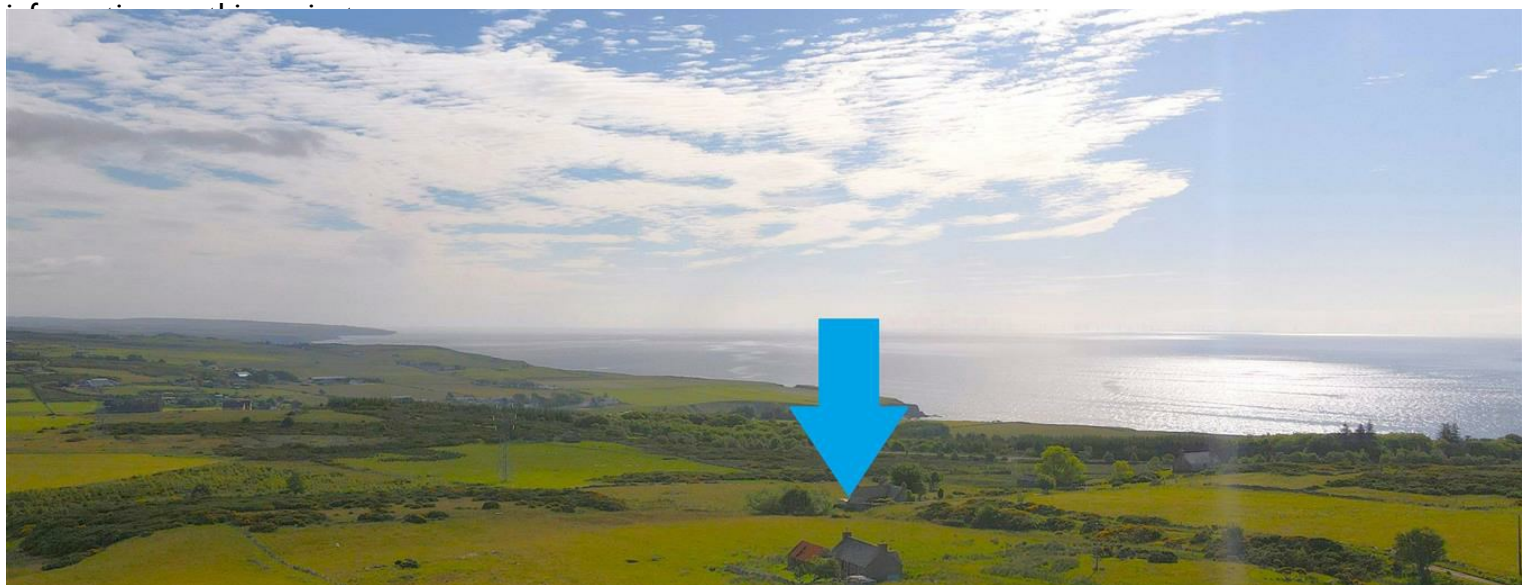
## LOCATION

Knockally Croft is located on the east coast of Caithness between Helmsdale and Wick and although it is a short drive to the majestic Caithness coastline, the Moray Firth is visible from the croft. The highest peak in Caithness, Morven and neighbouring hills sit nearby. The croft is situated just 1 mile from the main A9 route heading north and south, the town of Wick is 20 miles north of Dunbeath where you'll find supermarkets, local shops, doctors, hospital, schools and other local amenities while Inverness is approx 80 miles south.

To find this property please  
[what3words.com/shipped.spending.stooping](https://what3words.com/shipped.spending.stooping)

## ADDITIONAL INFORMATION

Contact Kendra at Monster Moves for more



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### Council Tax

Highland Council Tax Band - New Build

### Tenure

Freehold

### Entry

By mutual agreement

### Viewing

To arrange a viewing of Knockally Croft, Dunbeath, Caithness KW6 6EU, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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