



Small Acres, Plot and Croft, LATHERON, KW5 6DU

Offers Over £145,000

REF: 60558





Small Acres represents a unique opportunity to purchase a plot and croft land, in the heart of Caithness enjoying a superb rural setting with stunning views across unspoiled countryside, towards the Caithness mountains. The plot comes with planning consent for the erection of a single storey dwelling and full details of the Planning can be found on the Highland Council Website Ref 22/01396/FUL. All services are available on site and the property comes with a Static Caravan, Willoughby Herald Gold, with two double bedrooms and a wood burning stove in the lounge, along with a storage container, 20ftx10ft.

The owner occupied croftland, which is all fenced off, extends to approximately 2.42 hectares (6 acres) and is registered croft land, Crofting Reg No.C7451. The Croft land has been used as a permanent pasture and cropped for silage/hay. Any perspective purchasers who require further information about crofts, crofting grants and loans should direct their own enquiries to their own solicitor or write to the crofting commission: Great Glen House, Leachkin Road, Inverness, IV3 8NW.  
Telephone: 01463 663439 Email: [info@crofting.gov.scot](mailto:info@crofting.gov.scot) Website: <https://www.crofting.scotland.gov.uk/contact-faq>

Small acres is situated in a quiet and rural location one mile from Latheronwheel. Latheronwheel is a small village built in 1835, originally a fishing village, the small scenic harbour was used by boats fishing for herring. Today the harbour is used by a few local people to keep boats for lobster and crab fishing, or for leisure fishing off the Caithness coastline. There is a small free car parking area with picnic benches. It is an ideal spot to spend time relaxing or birdwatching. There is a local butchers in the village which sells locally sourced produce. The thriving village of Lybster is only 5 miles away which has shops, a primary school, medical centre, Post Office and golf course. There are two hotels and a restaurant.

Wick some 13 miles away has a greater range of facilities including leisure facilities, a small airport and railway station with services to the south. Wick Airport offers flights to Aberdeen and Edinburgh. Thurso some 23 miles away, is a hive of lovely traditional shops, banks, cafes, bars, restaurants and cinema. Thurso is also a major surfing area and a premier heavy cold surf destination, the consistent year-round surfing opportunities, make the location a paradise for watersports lovers. For the outdoor enthusiast this impressive coastline and surrounding moorland and hills offer plenty of adventure. The local rivers offer the fisherman ample sporting opportunities.

Travelling by car Inverness Airport can be reached from Latheron in just over 2 hours. Inverness Airport offers numerous flights to a number of destinations.





**General**

N/A

**Services**

Mains electricity, septic tank drainage and private water supply are all on site.

**Council Tax**

Council Tax Band A

**EPC Rating**

N/A

**Post Code**

KW5 6DU

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

EC/JD/PALM0015/5

**Price**

Offers Over £145,000

**Directions**

From Inverness take A9 North. Pass through Dunbeath and turn left signposted Smerral. Continue up the road until you see the large static caravan with the plot.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

