



# Staxigoe Building Plot

Offers Over £70,000



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# Property Information

Yvonne Fitzgerald is delighted to bring to the market this excellent building plot extending to approximately 0.874 acres, situated within the sought-after coastal village of Staxigoe, just a short distance north of Wick.

This generous plot offers a superb opportunity for those looking to build a bespoke family home in an attractive coastal setting. Benefitting from planning for the erection of a dwelling, formation of an access, and the installation of a treatment system and soakaway (Planning Ref: 25/03533/FUL), the site presents an exciting development opportunity for a range of purchasers including self-builders, developers or those looking to relocate to the north Highlands.

The site enjoys a pleasant position close to the sea and the historic harbour of Staxigoe, a traditional fishing village well regarded for its coastal scenery and convenient proximity to Wick. Services are located nearby, helping to make this an accessible and practical development opportunity. The Community Development Charge has already been paid by the current owners and is included within the purchase price.

Extending to approximately 0.874 acres, the plot provides ample outdoor space for gardens, parking and landscaping, allowing purchasers the flexibility to design a home that fully maximises the setting and surrounding outlook. The size of the site also offers excellent potential for creating a spacious family home with generous external grounds.

Staxigoe is a popular residential area and is ideally positioned for access to Wick, which offers a wide range of amenities including supermarkets, healthcare services, schooling, leisure facilities, cafés, restaurants and transport links including rail and airport connections.

This is a rare opportunity to acquire a substantial plot in a desirable coastal location, offering excellent potential to create a beautiful home within easy reach of local amenities and the stunning Caithness coastline.



# Extra Information

## Services

School Catchment Area is - Noss Primary School / Wick High School

## EPC

N/A

## Council Tax

N/A

## Tenure

Freehold

## Viewing

If you would like to view this property, please contact the office on 01847 890826

## Extras

What3Words: ///spans.eventful.lateral

# Key Features

- **Generous building plot extending to approximately 0.874 acres**
- **Sought-after coastal village location**
- **Services located nearby**
- **Rare opportunity to acquire a substantial plot in a desirable area**



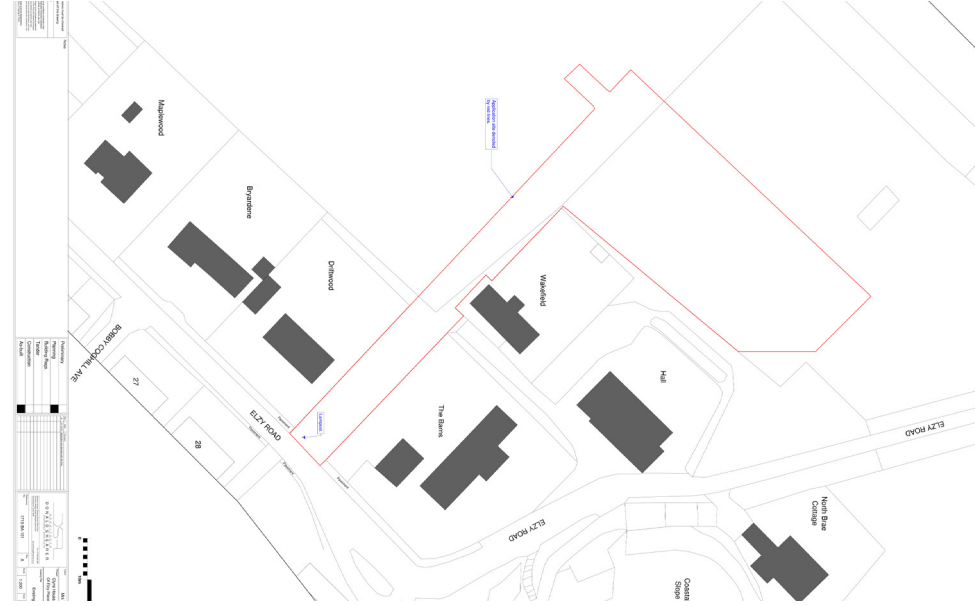
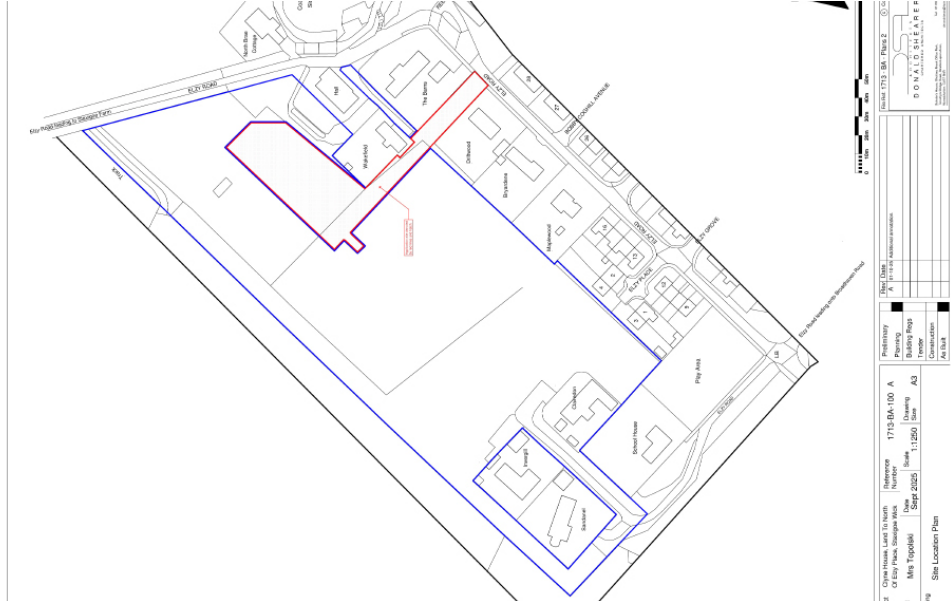
# Property Photos



# Property Photos



# Property Photos



## WICK

### Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Property Layout



<p>Drawn by: [Name]</p> <p>Scale: 1:1200</p>	
<p>Proprietor: [Name]</p> <p>Building Regs: [Name]</p> <p>Tender: [Name]</p> <p>Construction: [Name]</p> <p>As Built: [Name]</p>	<p>Map</p> <p>Client: [Name]</p> <p>Project: [Name]</p> <p>Drawn: [Name]</p> <p>Scale: 1:1200</p>
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## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## **Why Choose Yvonne Fitzgerald Properties**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.