

Hempriggs Mains Croft

Offers Over £85,000

Yvonne Fitzgerald PROPERTIES

01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

Property
Information



Yvonne Fitzgerald is delighted to bring to the market this impressive 24-acres of croft land, set within a scenic rural location close to Wick. The land enjoys an attractive outlook over Hempriggs Loch and the surrounding countryside, offering an excellent opportunity to acquire a substantial area of land in a peaceful yet accessible location.

Extending to approximately 24 acres, the land provides a variety of potential uses and offers an exciting opportunity for those looking to acquire land close to Wick. Subject to the necessary consents and permissions, the land may lend itself to a number of uses, including equestrian purposes, agricultural or livestock use, or the development of a building plot.

The surrounding landscape provides a picturesque setting, with open countryside extending towards Hempriggs Loch and an impressive rural outlook. The combination of its size, location and scenic surroundings makes this an appealing opportunity for those seeking land with flexibility and potential.

Located within easy reach of Wick, the land combines a rural setting with convenient access to the town and its amenities. Whether for agricultural purposes, equestrian use, livestock or those looking to explore the potential for a future building plot, this substantial croft offers considerable scope, subject to the appropriate consents.

There is also an opportunity to negotiate the purchase of the nearby house together with approximately 9 acres of additional land, offering further scope for those seeking a larger rural holding

Extra **Information**

Services

School Catchment Area is
Newton Park Primary / Wick High School

EPC

N/A

Council Tax Band

N/A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///wake.closed.stated

Key Features

- **Approximately 24 acres of croft land**
- **Attractive views over Hempriggs Loch and surrounding countryside**
- **Potential for a building plot, subject to necessary consents and permissions**
- **Peaceful countryside setting**



Property

Photos









Property

Photos





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.







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



Yvonne Fitzgerald PROPERTIES

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.