



Site 2, North of Suidhe, Canisbay

Offers Over £40,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this excellent opportunity to acquire a generous rural plot with superb views in the village of Canisbay.

Accessed off the main road, the entrance to the site has already been laid by reinforced concrete and is shared with one other plot. Offering panoramic views from every aspect, this site has planning permission (25/01730/FUL) in place to build a substantial three bedroomed bungalow. Occupying approximately one third of an acre with electric, mains water, sewage and phone connections nearby, the site has been fenced off and is ready for the new owner to start building.

With both coastal sea and scenic rural views, this level site, is also close to the primary school as well as a nursery and Doctors Surgery. It is approximately two miles away from John O Groats which has restaurants, hotels, a café and post office. Thurso which is the most Northerly town in the north of Scotland is approximately nineteen miles away and offers many local amenities such as a swimming pool, gymnasium, supermarkets and bowling green. Wick is approximately a twenty-minute car journey and hosts the John O Groats Airport, The Caithness General Hospital as well as retail shops, supermarkets and secondary education.



Extra Information

Services

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

EPC

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: [///calibrate.sensible.occupy](https://www.what3words.com/#!/calibrate.sensible.occupy)

Key Features

- **Generous rural building plot extending to approximately one third of an acre**
- **Planning permission in place for a substantial three-bedroom bungalow (25/01730/FUL)**
- **Mains water, electricity, sewage and telephone connections nearby**



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.



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.