



Morven view Campsite, Wick

Offers Over £185,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this excellent opportunity to purchase Morven View caravan/campsite which extends to approximately 4.35 acres with further development potential. The site is run as a certified location and is positioned off a quiet country road. The caravan park boasts beautiful views over the scenic Caithness countryside, yet is within close proximity to the ever-popular North Coast 500 tourist route and is very accessible to both Wick and Thurso.

At present, the site benefits from five well presented pitches as well as electric hook ups. To each side of the pitches are well maintained landscaped borders and wooden fencing which separates each pitch. Currently there is a freshly wooden clad building which offers showering facilities as well as toilets, and a newly fitted kitchen which has a dining area. Externally there is also a bin store and an outside seating area. To the rear of the service building there is also a further hardstanding with an electric hook up for the owner's accommodation.

There is a building plot which, previously, had planning granted for a house which could be run as a B&B establishment to support the existing caravan park.

As this is a generous site, there is scope to increase the current trade from a hard standing with five pitches and electric hook-ups, to a large caravan park with approximately 30 touring pitches. There is already a motorhome service point, fresh water and drainage. The park also has ample space for glamping pods, camping pitches and holiday lodges. An onsite restaurant and convenience shop, as well as a launderette would help grow this already thriving business considerably.

At present there is an exercise and dog walking area to the rear of the park and plenty of room for the new owners to build a children's playpark as well as onsite owners' accommodation.

Bower is situated only 8 miles from the town of Thurso and eleven miles from the town of Wick and boasts its own primary school as well as a village hall. Wick is currently undergoing massive regeneration and has excellent secondary education. The John O'Groats Airport is situated in Wick along with retail parks and various other amenities which also include the Caithness General Hospital. The caravan park has a bus route nearby and is within easy reach to both Wick and Thurso. There is a good selection of amenities in both Thurso and Wick which includes retail parks, supermarkets, bowling greens, various hotels, restaurants and a cinema.



Extra Information

Services

School Catchment Area is -

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: ///depths.widen.resonates

Key Features

- 4.35 acres
- Stunning Views
- Quiet location
- Further Development Potential



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.



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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.