

Plot of Land

RAMSCRAIGS, DUNBEATH, HIGHLAND, KW6 6EY



*BUILD YOUR DREAM HOME, 2.64 ACRES IN
PEACEFUL CAITHNESS, HIGHLAND COUNTRYSIDE*



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An excellent opportunity to acquire a generous plot of land extending to approximately 2.64 acres, located in the peaceful rural setting of Ramsraig, near Dunbeath. Enjoying an elevated position with open surroundings, the site offers superb potential for those seeking to build in a tranquil Highland location.

The land was previously considered for development as two individual plots of approximately 1.12 acres and 1.52 acres respectively, each suitable for the construction of a detached dwelling. While outline planning permission has now lapsed, the site retains strong potential for future development, subject to the necessary consents being obtained.

Mains water and services are understood to be nearby, offering convenience for prospective development (interested parties should make their own enquiries with the relevant authorities).

This is an ideal purchase for self-builders, developers, or those looking to secure a substantial piece of land in a scenic and unspoilt part of Caithness. The nearby village of Dunbeath provides local amenities, while the surrounding countryside offers outstanding natural beauty and outdoor pursuits.

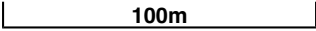


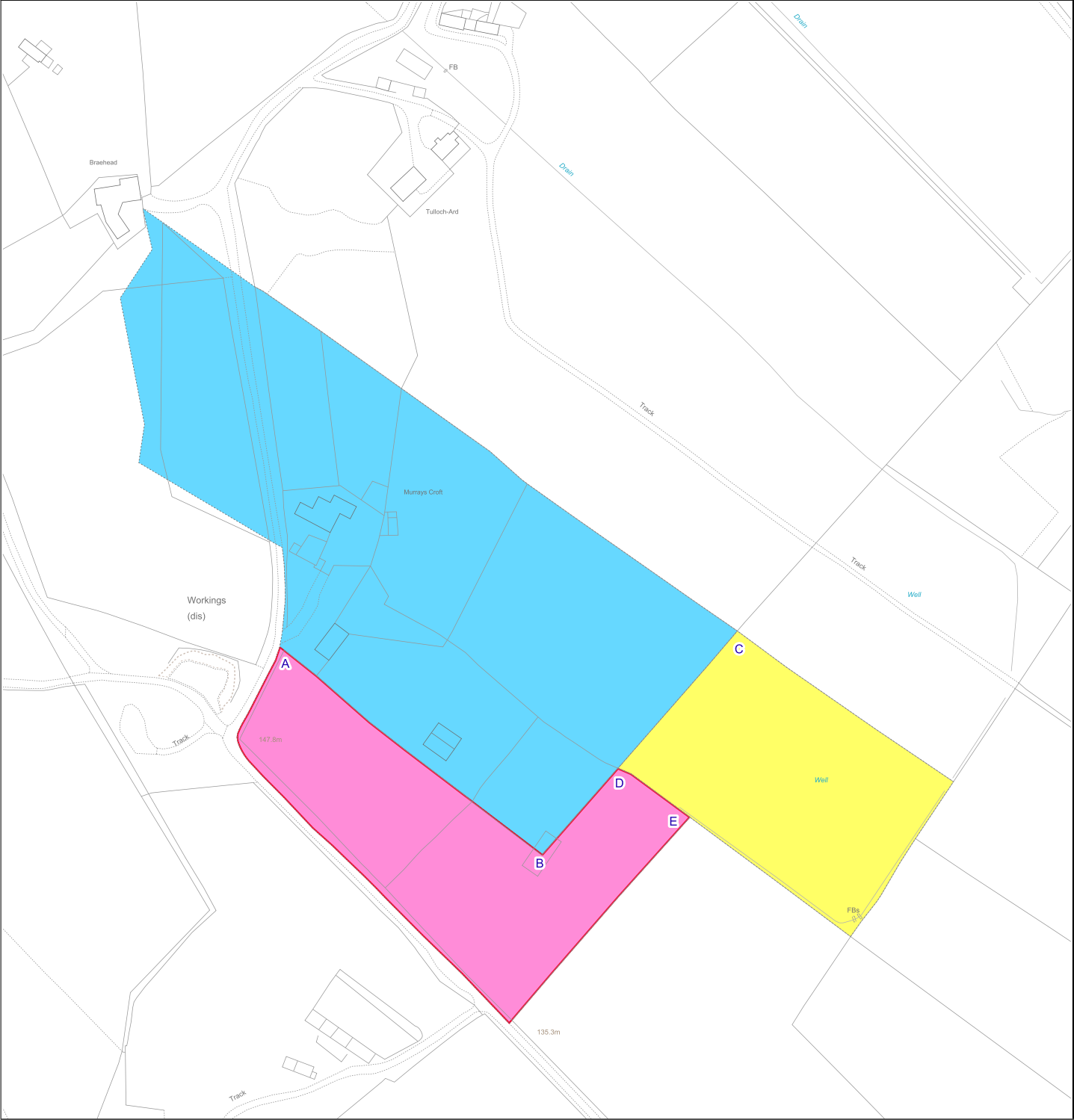


KEY FEATURES:

- Approx. 2.64 acres of land
- Previously outlined for two detached dwelling plots - planning reference - 16/00284/PIP
- Attractive rural location near Dunbeath
- Services nearby (subject to verification)
- Excellent self-build or development opportunity
- Peaceful Highland setting

Site inspection is highly recommended to fully appreciate the potential on offer.

 LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER	
	24/01/2022	CTH4072	
	BRITISH NATIONAL GRID EASTING/NORTHING	 100m	
314124, 927085		Survey Scale	Print Scale
		1:2500	1:2500 @ A4
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Ramsraig is a rural area situated on the east coast of Caithness, positioned between the settlements of Helmsdale and Wick. The location offers easy access to the A9, the main route connecting the north of Scotland, providing straightforward travel north towards Wick and Thurso, and south to Inverness. The nearby village of Dunbeath, just a short distance away, provides a range of everyday amenities including a doctors surgery, a primary school, and a local convenience store. The area supports a small, established community and offers essential services within close reach.

For a wider selection of facilities, the town of Wick lies approximately 20 miles to the north. Here you will find supermarkets, a variety of independent retailers, cafés, restaurants, a hospital, and secondary schooling, along with other key services.

Inverness, the main city of the Highlands, is around 80 miles to the south and offers extensive shopping, leisure, and transport links. Wick Airport also provides regular flights to Aberdeen, connecting to further domestic and international destinations.

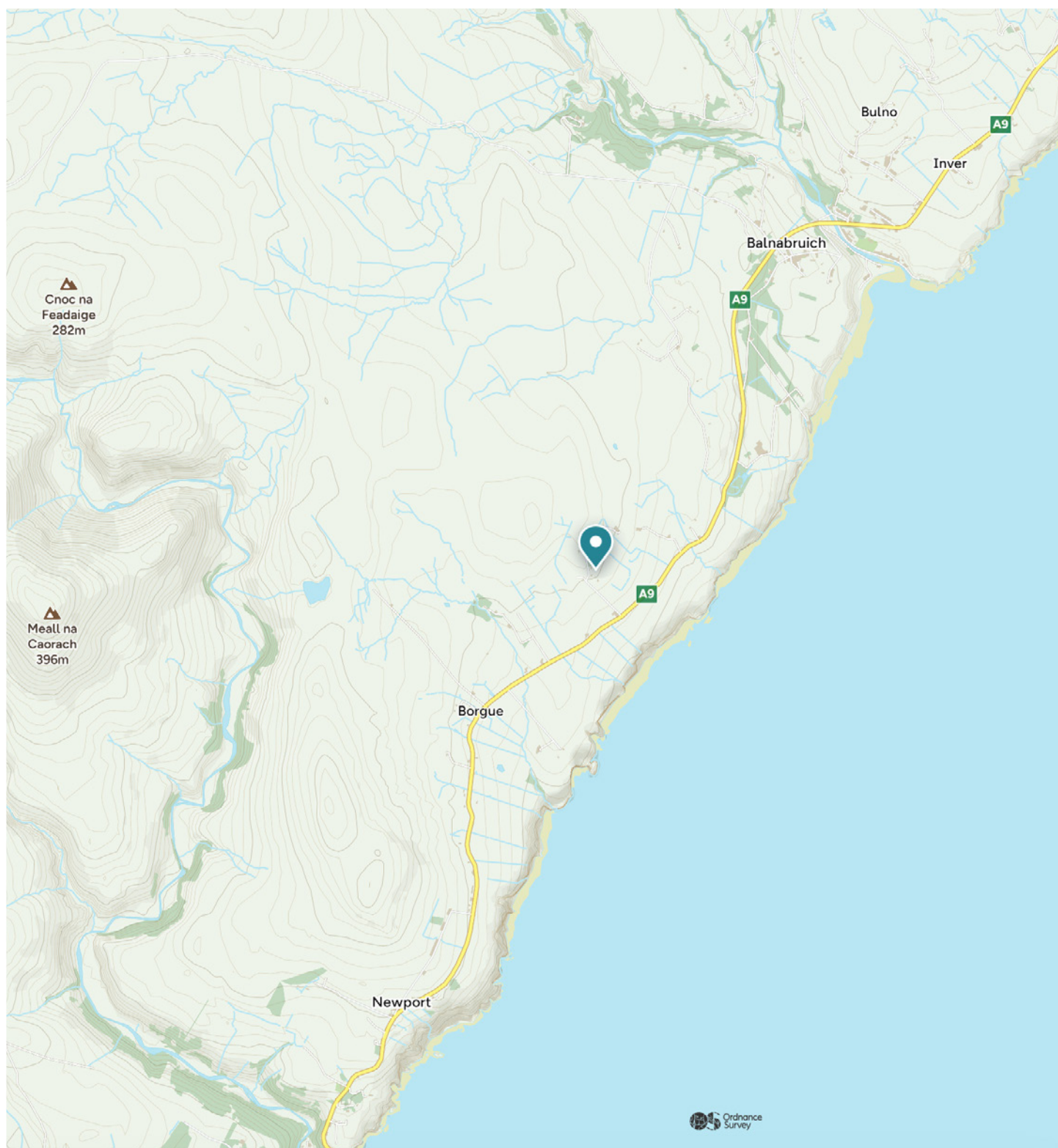


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