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Solicitors & Estate Agents

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**Gilpen Croft**

SOUTH OF PRESTON CROFT, ROSTER, OCCUMSTER NEAR LYBSTER, HIGHLAND, KW3 6BD

# OCCUMSTER NEAR LYBSTER

Self-build opportunity with a plot of 30 acres or thereby, including farmland with detailed planning including stables which are partly built

Lybster is an unspoilt village which has all the amenities required for everyday living. This attractive coastal village is situated approximately fifteen miles south of Wick along the main trunk road. Lybster harbour was once a booming seaport and today it still plays host to a small fleet of small fishing boats, making it one of the most pleasant harbours of its kind. Recent improvements to the harbour include a Heritage Centre with closed-circuit television for bird watching, a seasonal opening of a coffee shop, washrooms and laundry facilities for visiting yachts etc. Village shops and services are available, as well as a primary school, nine-hole golf course and a bowling green.

During a large part of the 1900s, Lybster supported a successful white fish fleet, but this too has gone, leaving a much quieter place now home to a number of small fishing boats catching lobsters and crabs. As a result, there is still a lot of evidence of fishing in terms of the boats moored in the harbour and the lobster pots and other fishing gear piled around it. This is a really superb working harbour in a stunning setting between flanking grassy headlands.

Featured Images, Views from around Lybster Bay





## GILPEN CROFT SOUTH OF PRESTON CROFT

This land sits approximately two miles north of Lybster and will give the new owners the opportunity to build a house to their exact standard with equestrian facilities. The proposed development of a new house on approximately thirty acres of farmland with stables which have been completed. Much of the preparation including the access road has been completed. All planning consent is in place for detailed planning for the house, variations could be made to suit the new owner's requirements.

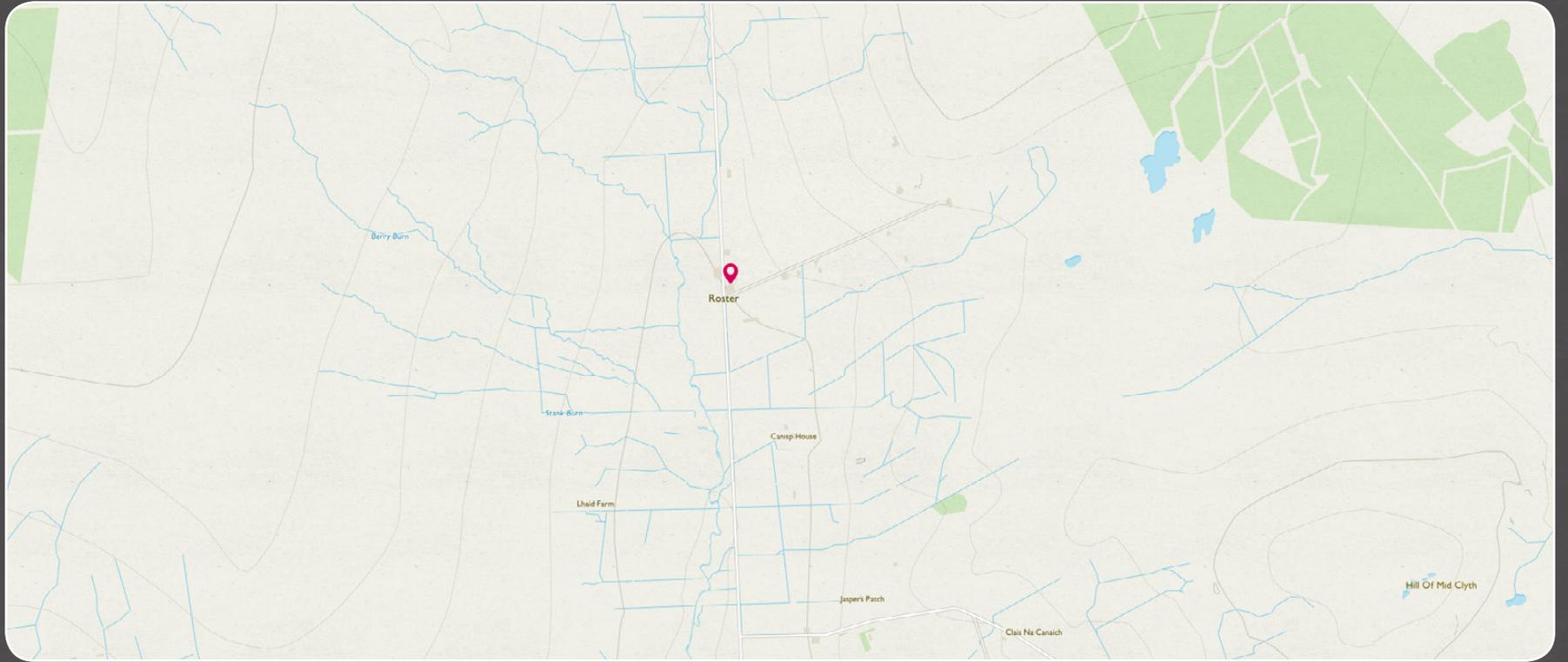
The current owners have completed a number of groundworks including drainage, new pond with trout, culverts, fencing etc. The stables are part built and can be completed prior to purchase. This opportunity has the flexibility to be self-sufficient with wind turbines, solar panels and other resources available for power, heat and light.

The current owners had the intention of living off the land and have prepared the land to allow for farming and to accommodate farm animals. An opportunity for a change of lifestyle for the new owners.

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Note: Access road completed, all planning in place and ready for the build stage.






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