



### Croft at Lingland Occumster, Lybster KW3 6BB

**OFFERS IN THE REGION OF: £35,000**

📍 The Property Shop, 22 Bridge Street,  
Wick

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☎️ 01955 602 222

📠 01955 603016

### Plot Description

This croft is located in a superb idyllic country location on the outskirts of Lybster, it enjoys stunning panoramic views over the open countryside. The land extends to approximately 3 acres which is highlighted in yellow below. The house site of 0.21 hectares (approx ½ acre) has been de-crofted, the remaining land is still a registered croft. Electricity and water are nearby. The surrounding countryside has been inhabited by people for thousands of years and is full of brochs, cairns and standing stones attesting to the value our ancestors placed on this area. Land Area – 1.21 Hectares or approximately 3 acres with 0.21 hectares de-crofted. Outline Planning permission expires 13/6/2022. Plans available on request.



### Location

Occumster is located a few miles from Lybster, which is close to the junction of the A9 (Inverness to Thurso road). Lybster has all the amenities required for everyday living including hotels, health centre, shops, primary school, bowling club, nine hole golf course, and churches. The town of Wick is 16 miles and is the most northerly town on the East Coast. Wick is a Royal Burgh and County town with the Council offices and the Sheriff Court, offers shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, B&M, Superdrug Poundstretchers and Argos, together with all the Scottish banks. Primary and secondary education is fully provided. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south. From Wick John O'Groats Airport there are daily scheduled air services to Aberdeen & Edinburgh. Inverness is approximately two and a half hours drive.

### Services

Mains water and electricity are nearby.

### Directions

Taking the A9 Northbound, joining the A99 to Occumster, turning left just after Glencairn Estates, follow the road toward Roster and then turning on the second right, you will find the croft on your right.

### Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure.

**DETAILS:** Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.