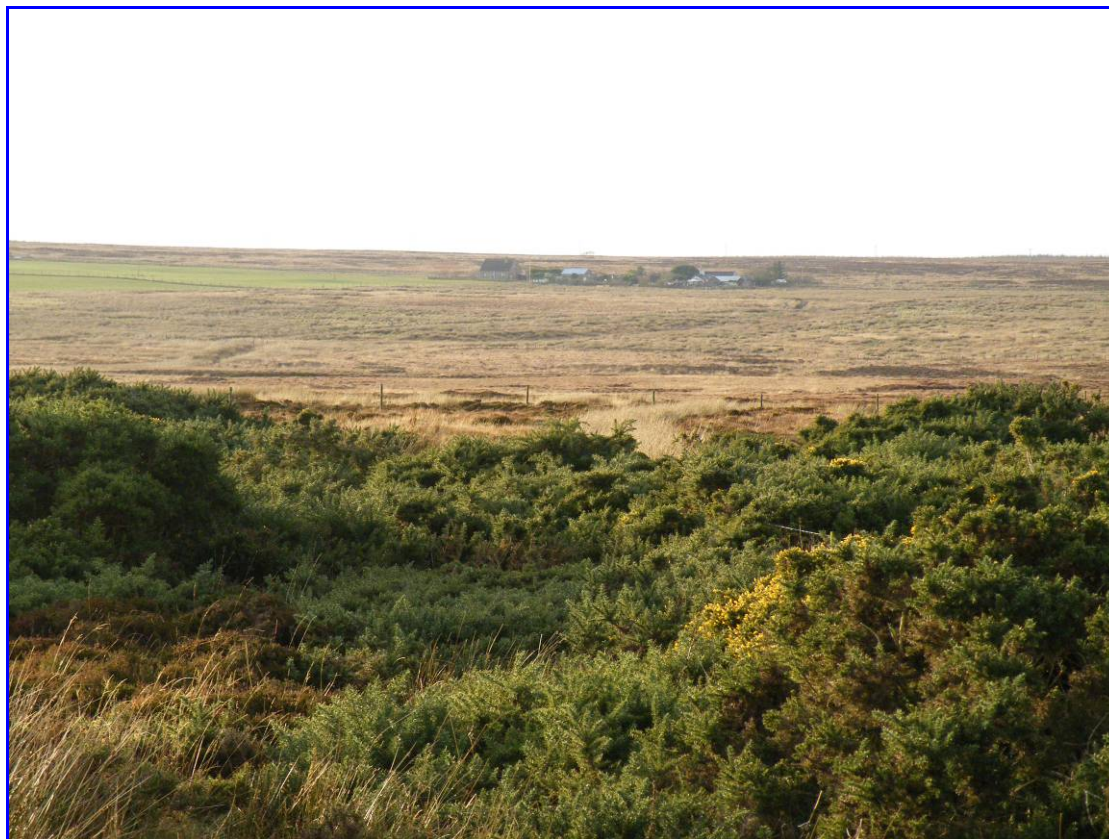




**DREVER & HEDDLE**

*property department*



VIEW FROM PLOT

**PLOT AT BLACKFIELDS HOLDING  
UPPER WARSE, CANISBAY, KW1 4YD**

**PRICE: FIXED £15,000**

**GENERAL**

Private plot extending to approximately ½ acre set in the rural location of Upper Warse, Canisbay. Outline planning permission has been granted for a dwellinghouse.

Electricity, water and phone line are all nearby. Percolation tests have been carried out and access would be from the existing private road which leads off the council maintained road.

The plot which has open views over the surrounding countryside offers a secluded idyllic spot while still being close by to the hamlet of Gills. Canisbay has its own Primary School and the plot is located approximately half way between Thurso and Wick both being approximately 16 miles away.

The purchaser will be responsible for all legal expenses, and any VAT thereon.

Viewing highly recommended.

**SERVICES**

Mains services nearby. Private septic tank will be required.

**Legal Fees**

The purchaser will be responsible for all legal expenses, and any VAT thereon.

**VIEWING**

To view simply visit the site or telephone the subscribers on (01847) 894379.

**PRICE**

Fixed at £15,000.

**NOTES**

These particulars have been prepared following an inspection of the property on 9<sup>th</sup> November 2009 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

