



**DREVER & HEDDLE**

*property department*



## **1 ACRE BUILDING PLOT BOWER**

**PRICE: OVER £35,000**

### **GENERAL**

Available for sale is a large building plot extending to 1 acre/0.4047 hectare (approximately 155' x 280'/47.25m x 85.35m) with outline planning permission for the erection of a dwelling house.

Water, electricity and telephone are near by. It is the responsibility of the purchaser to ensure that all services meet their requirements, to install a septic tank and vehicular access.

Bower is a small rural community located centrally to both Wick and Thurso with their national retail outlets and with more moving into the area. Both have railway stations and Wick has an airport. Bower has a primary school with further schooling in Castletown (5 miles away) and Wick and Thurso. Excellent sandy beaches at Thurso (National surf beach), Dunnet Bay (both North Atlantic) and Reiss Sands (North Sea) are all only fifteen minutes drive away. There is also a golf course next to Reiss Sands. There is a good doctor's surgery at Castletown and both Wick and Thurso have hospitals with the Caithness General located at Wick.

## ***ACCOMMODATION***

The site is flat and requires no clearance of existing buildings. The purchaser will be responsible for installing vehicle access to the site by culverting the roadside ditch.

## ***SERVICES***

Mains water, electricity and telephone are adjacent at the side of the highway.

The required percolation test shows that only a standard septic tank is required, which is to be installed by the purchaser.

## ***ENTRY***

Entry is by arrangement.

## ***VIEWING***

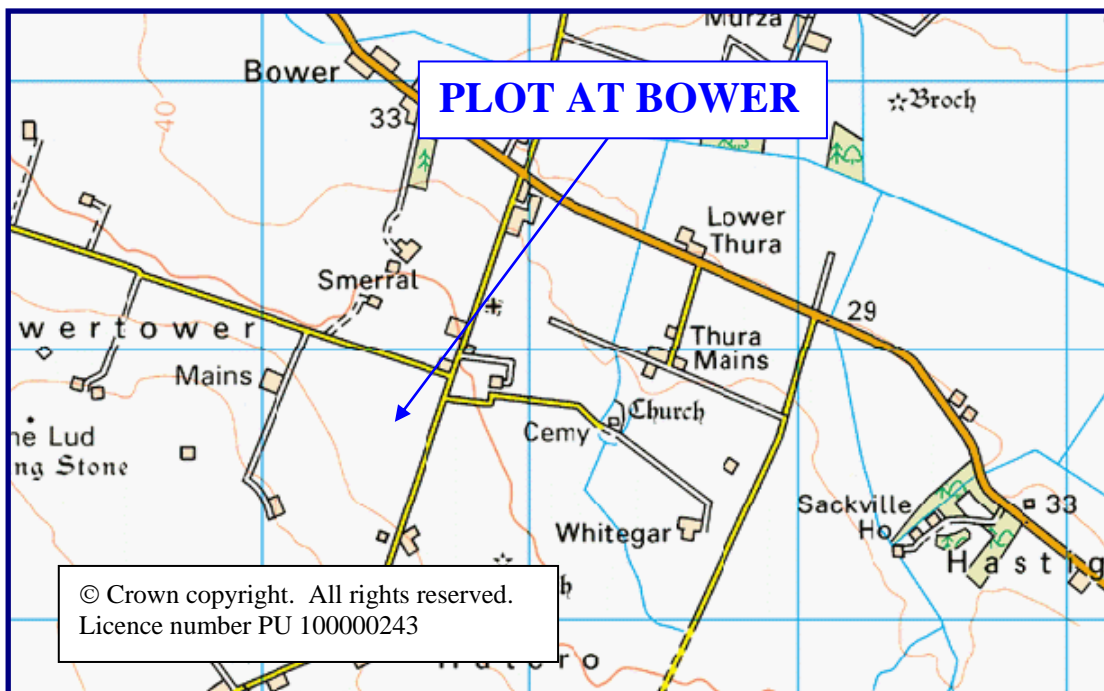
For an appointment to view telephone the subscribers on (01856) 872216.

## ***PRICE***

Offers over £35,000 are invited.

## ***OFFERS***

All offers in writing should be lodged with the subscribers.



## ***NOTES***

These particulars have been prepared following an inspection of the property on 18<sup>th</sup> December 2007 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.