

# HOUSE PLOT AT ACHAVANICH

LATHERON, CAITHNESS

House  
Plot

Land available separately

ABERDEEN  
&  
NORTHERN  
ESTATES



"Generous **2.5 acre house plot** in a stunning location with breath-taking panoramic views over open countryside and moor with the **Morven Hills** in the distance".

# House Plot at Achavanich, Latheron, Caithness, Highland

what3words location: ///genius.salary.revision



For Sale as a whole :

**Offers Over £55,000**

## Property Highlights

- + Generous house plot extending to a third of an acre
- + 2.2 acres of land included
- + Perfect opportunity to create your own Highland smallholding
- + Breathtaking open views with dramatic sunsets

## Local Information

This stunning house plot with land is ideally located alongside the A9, located just 6 miles north of Latheron in the County of Caithness. The siting provides easy commutes north and south, providing a journey time of 2 hours to Inverness. The nearest services are available in the nearby fishing village of Lybster and rural settlement of Halkirk, with a larger pool of services is available in Thurso and in Wick.

For those looking to set up a smallholding, agriculture plays a key part in the local Caithness economy and boasts many services, businesses and contractors. There is a local livestock mart at Quoybrae, which is situated some 15 miles north-east and holds regular shows and sales throughout the year, with the next nearest livestock mart being Dingwall Marts, some 83 miles south which holds weekly sales . Local and national livestock haulage is easily supplied in the area.

As well as several local bus services, rail connections are available at Scotscaider, Thurso and Wick for onward travel to Inverness and beyond. Ferry connections to Orkney are available at Scrabster and Gills Bay. Regular air connections to Aberdeen are available from Wick John O'Groats Airport.

Caithness is an area steeped in history and nature which makes it the ideal place to call home for wildlife, environment and sporting enthusiasts with an abundance of coastal and moorland walks, hacks and nature hotspots. Thurso also has the UK's most northerly golf club, Thurso Golf Club, which was established in 1893.

## Distances

Lybster 9.5 miles

Thurso 17 miles

Wick 20 miles

Inverness 93 miles



# Property Details & Important Notices

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel 01349 886606.

**Local Highland Council Office:** Rotterdam Street, Thurso, KW14 8AB. Tel 01349 781215

**Entry:** By arrangement. **Services:** Electricity, water and telephone lines are available nearby. Drainage to be to private septic tank etc and is to be the responsibility of the purchaser.

**Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned.

**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**Anti Money Laundering Compliance:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

**Offers:** Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

**Title:** The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right



## Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

**Purchase Price:** Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

**Date of publication:** May 2026. **Photographs taken:** August 2024.

**Viewings - No appointment necessary**

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ESTATES**

To view this property or for further information,  
contact our agent:

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**ZOOPLA** **OnTheMarket** **rightmove**

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