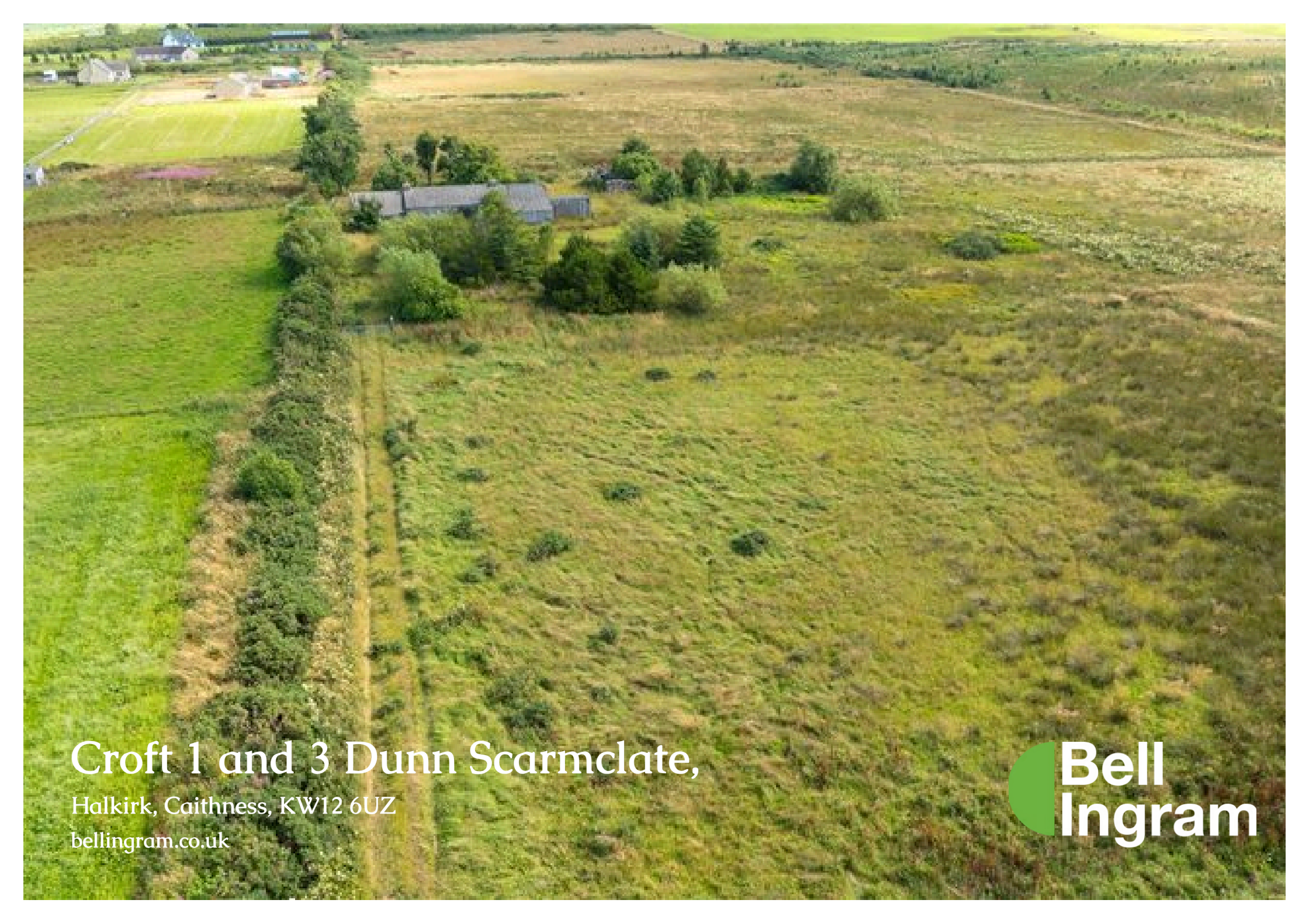


An aerial photograph of a rural landscape. In the foreground, there is a large, open field with a mix of green and brown vegetation. A narrow, straight path or road runs vertically through the left side of the field. In the middle ground, there is a small, dark-colored building with a gabled roof, surrounded by several trees and shrubs. Beyond the building, the landscape continues with more fields and a line of trees. In the far background, there are more buildings and a line of trees under a clear sky.

Croft 1 and 3 Dunn Scarmclate,

Halkirk, Caithness, KW12 6UZ

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Property Description

The croft is approached from the A882 over a shared track which provides access to adjacent properties.

Croft 1 & 3 Dunn & Scarmclate extends to 13.18ha and is registered with the Crofting Commission as an Owner/Occupied Croft. The land is low-lying and flat and is divided into five fenced enclosures. It is currently all down to permanent pasture but is also suitable for cropping and rotational grass. The croft has been registered with SGRPID and is eligible to receive agricultural support under LFASS and BPS (Region 1) schemes.

There is a dilapidated detached cottage on the site which will need either rebuilding or renovating. Access cannot be gained to this building as it is unsafe and viewings can only be allowed externally.

There is a right of access through the Croft to Croft 2 & 12 Dunn & Scarmclate on the south side.



Plans

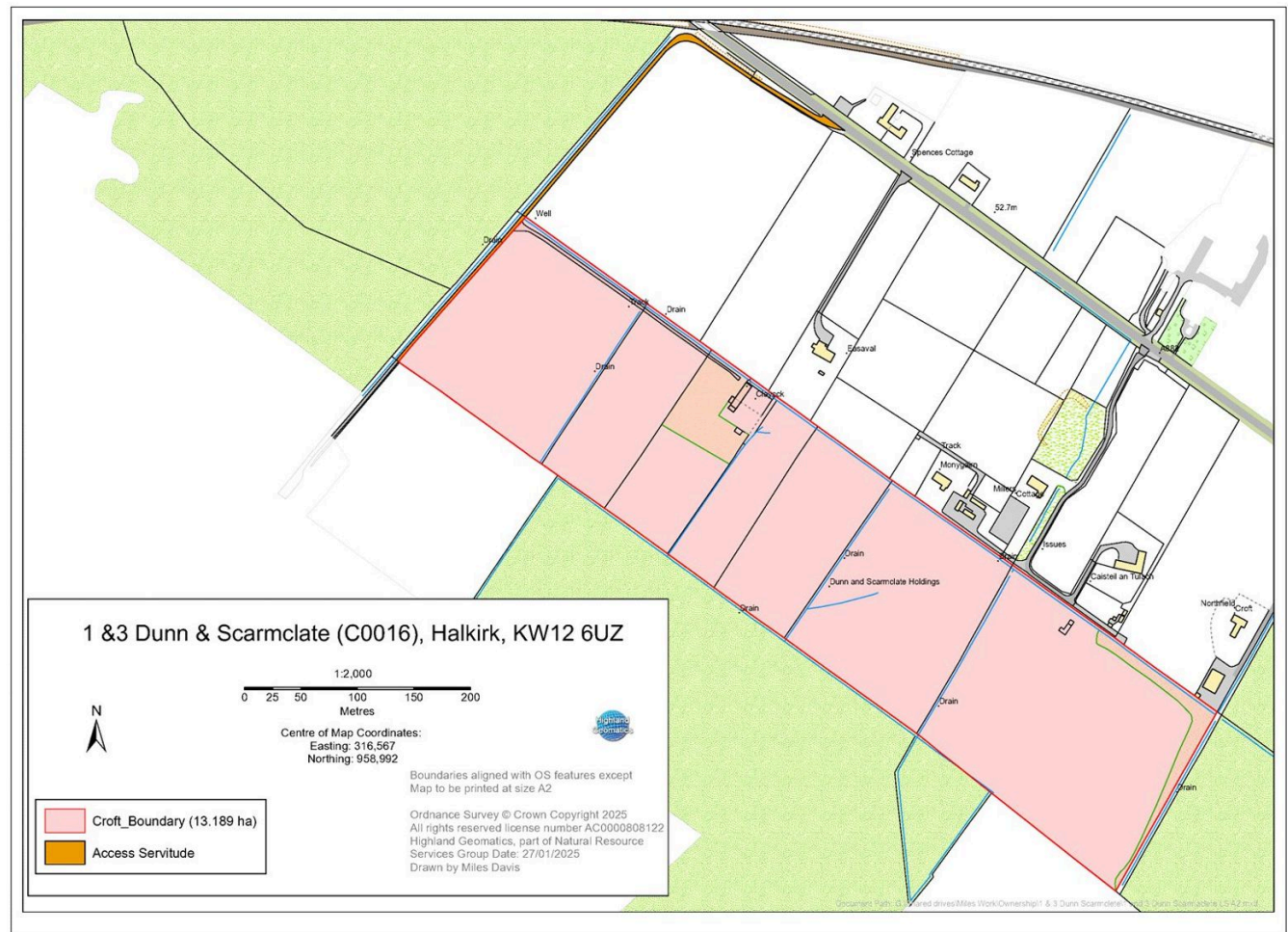
Approximate gross external area

32.57 acres

Location

The property is situated in the rural countryside of Caithness a short distance from Georgemas Junction with views to the surrounding countryside. The property is only 3 miles from Halkirk which has local shopping facilities, sub-Post Office, hairdressers, garage, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. Thurso, 7 miles, is one of the two main towns of the district and has shopping, professional, medical and educational facilities.

From Thurso there are regular bus and rail services south and from Wick airport which offers scheduled flights to Aberdeen. Inverness is approximately two hours' drive. Georgemas Junction train station is approximately 1.6 miles.



Details

Local Authority

Highlands and Islands Council

Tenure

Owner-occupied Croft

Services & Additional Information

Mains electricity TBC
Drainage to septic tank

Directions

From Wick take the A882 towards Thurso. Drive for approximately 17 miles until you reach Clayock. You will see a slip road on the left just before the humpback bridge sign. Take this slip road and drive round the corner. Drive past the first field and 1 and 3 Dunn is off the first track on the left after the field gate.

What3Words:///them.dishes.butlers



Halkirk, Caithness, KW12 6UZ

Offers Over £80,000

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Halkirk, Caithness, KW12 6UZ

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