



## Clashvalley Road

Dunbeath, Caithness, KW6 6ER

**Asking Price £125,000**

A house plot with planning for 2 houses, on an elevated position above the village of Dunbeath. This site has spectacular views over the glen at Dunbeath and you can see as far as Morven. An agriculture building has been erected and one static caravan and two summerhouses are in situ with all services on site.





## HOUSE SITES

The 0.9 acre (approx) site is on an elevated position and has driveway to the higher level where there is planning for 2 houses one on the right and one on the left.

## SERVICES

Water is on site and comes from the mains

Electricity is on site

There are 2 septic tanks on site ready for house builds and located

## LOCATION

Rowantree Brae Plot is on an elevated position over looking the Dunbeath Glen and hills beyond. Located on the east coast of Caithness and just off the A9, NC500 Route. The area is known for its stunning beauty, cliff edges, rocky harbours and natural wildlife. There is a local shop and a harbour down by the sea.

To find this property please click on the link for What3words  
<https://what3words.com/zipped.glance.ladder>

## PLANNING PERMISSION

Outline planning is granted for two properties to be built on site.

Planning ref numbers:

09/00319/PIPCA 12/03402/FUL

## Area Map











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.