

Glamping Plot Site

NEXT TO DUNCANSBY LIGHTHOUSE, EAST END
JOHN O' GROATS, WICK, KW1 4YS



Offering a unique opportunity to purchase half an acre of land located a stone's throw from the popular NC500 route in the Scottish Highlands



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE PLOT

McEwan Fraser Legal is delighted to present to the market the opportunity to obtain land with planning permission granted for holiday accommodation in one of the most popular tourist areas of Scotland.

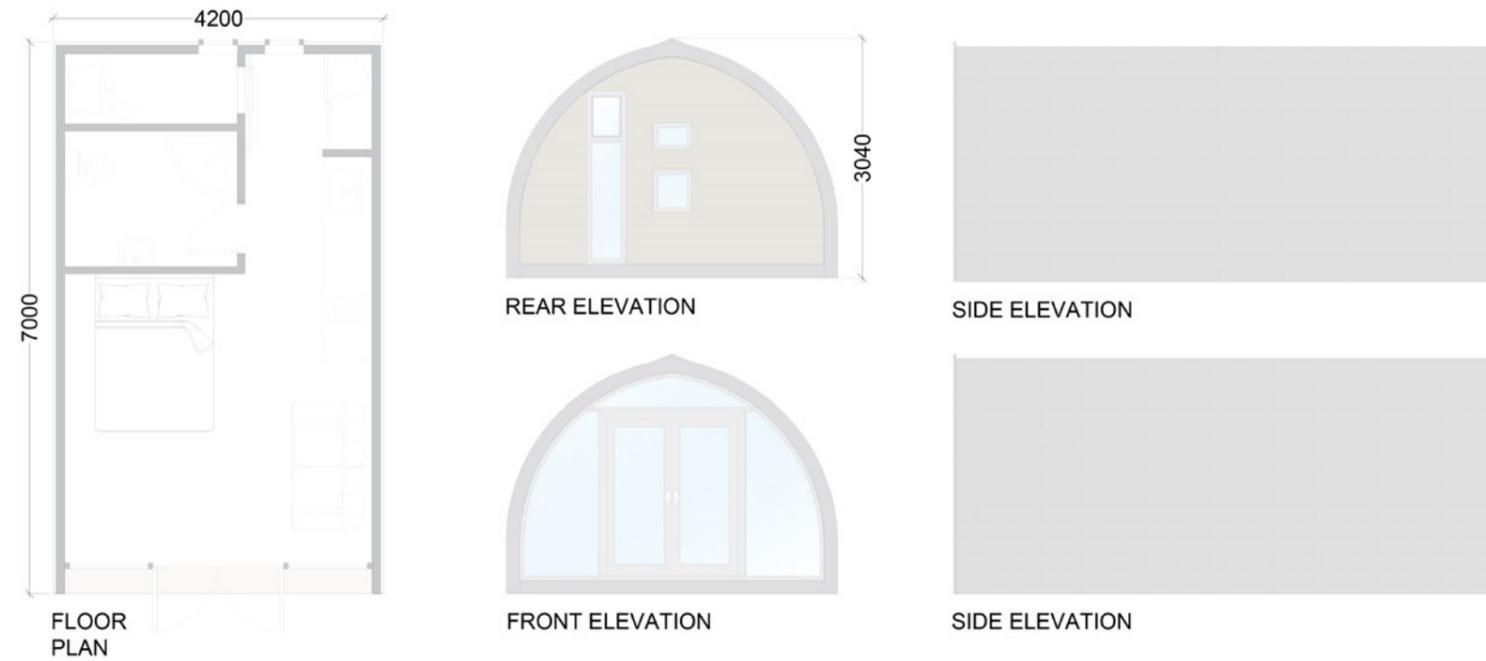
The plot is approximately half an acre in size and has planning permission for 4 en-suite glamping pods and a larger en-suite cabin. Once complete, the site will represent the most North Easterly accommodation available in all mainland UK. The land is located on the popular NC500 route, and is a 5 minute walk to Sannick Beach, a 10 minute walk to the famous Duncansby Lighthouse, and a 15 minute walk to the famous Duncansby Sea Stacks. All of which are popular with tourists all year round.

This is an excellent opportunity to obtain a lucrative investment. All the information relating to the planning can be found on The Highland Council planning portal ref 23/05507/FUL.

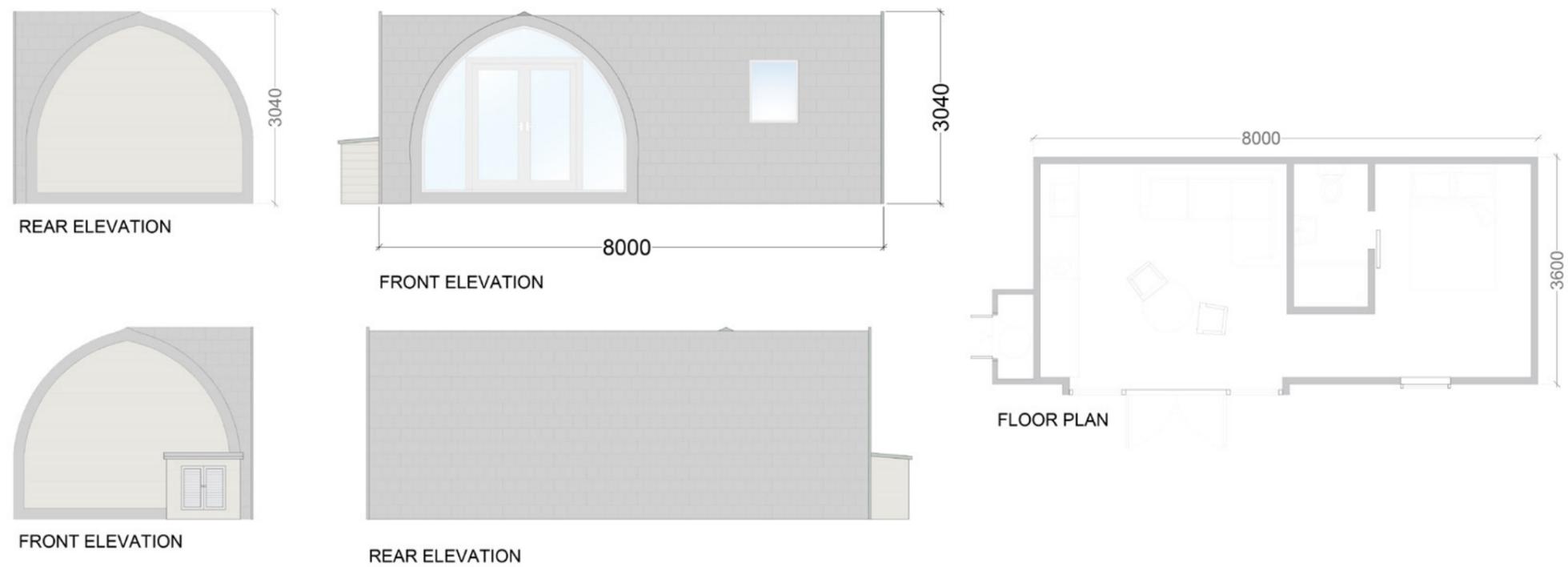


GLAMPING POD PLANS

Front Entry Pods



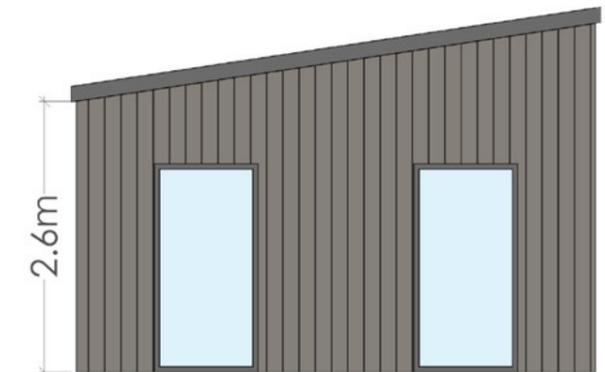
Side Entry Pods



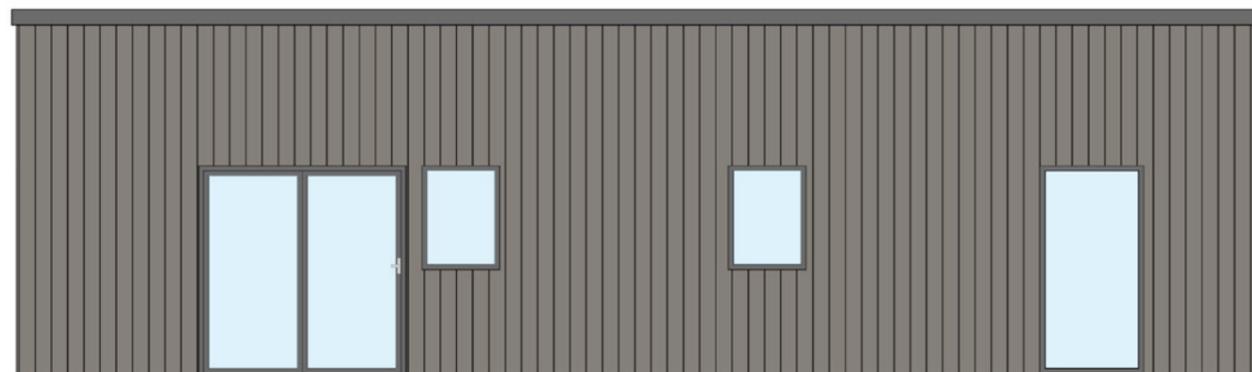
CABIN PLANS



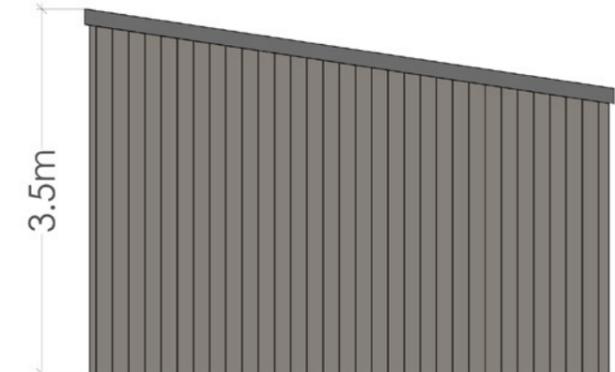
Front Elevation



Side Elevation 5m



Rear Elevation



Side Elevation

SITE PLAN





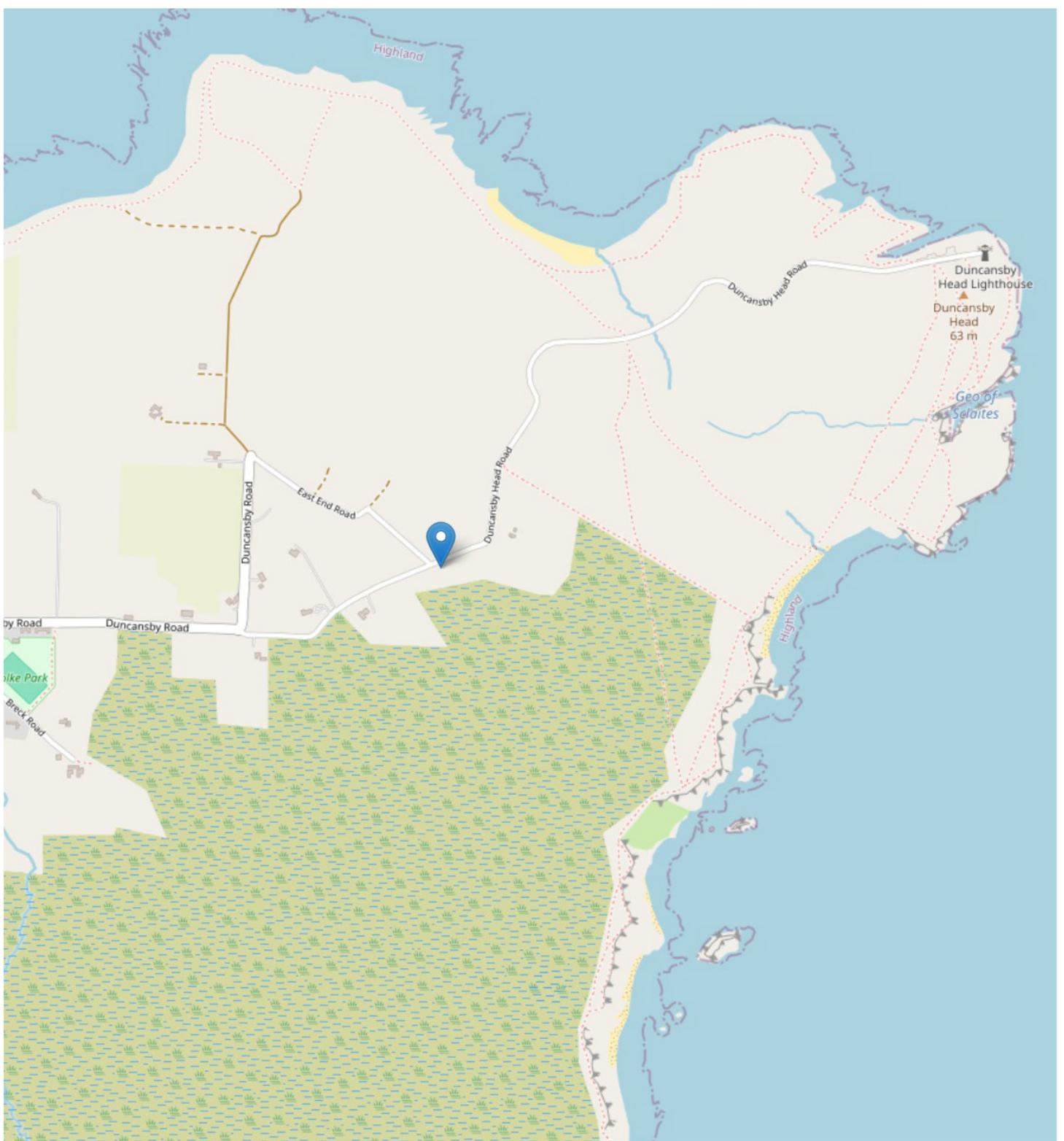
THE LOCATION

John O'Groats is a well-known tourist destination located at Scotland's North East tip with several restaurants, cafes, and a local store/post office. Visitors to the area can enjoy the coastal walks, wildlife and local outdoor pursuits. The Royal Burgh of Wick is around fifteen miles from John O'Groats and is the most northerly town on the East Coast of Caithness, and is on the very popular North Coast 500 (NC500) tourist route.

There are many leisure opportunities, including a popular golf course, squash club and public swimming pool/gymnasium.

Wick also has an airport with links to Aberdeen and Edinburgh a good rail and coach services, and ferry terminals with daily services to Orkney. The northernmost point of mainland Scotland is at nearby Dunnet Head, and the north-eastern corner is at nearby Duncansby Head.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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