

FOR SALE
UNIQUE DEVELOPMENT SITE ON CAITHNESS' COASTLINE



**Castlehill Steading and
Development Site,
Castletown, Thurso, KW14 8TG**

- A rare opportunity to purchase a unique development site
- On the route of the North Coast 500
- This site offers wide ranging development potential (STP)
- Offers over £250,000 net of VAT.



*indicative boundary



LOCATION

Castlehill Steading and Development Site is located approximately 0.5 miles north of the village of Castletown. The property lies just 5.5 miles east from the town of Thurso and 16 miles west of the town of Wick. Castletown sits on the local bus route between Thurso and Wick, where there are train stations providing rail links south. Scrabster Harbour lies approximately 7.4 miles to the west of Castlehill offering ferry connections to the Orkney Isles, while the city of Inverness is located 112 miles or thereby south.

In addition to the shops and services offered in Castletown, a wider range of services, shops and local facilities can be found in Thurso and Wick. Wick Airport provides flights to the cities of Aberdeen and the capital, Edinburgh, while Inverness Airport offers connections to the wider United Kingdom and Europe.

DESCRIPTION

Castlehill Steading and development site consists of a range of traditional buildings with an area of arable land immediately adjacent, extending to approximately 6.67 acres (2.7 hectares).

Castlehill benefits from planning permission for conversion of the steading buildings and the erection of additional residential and commercial units. Castlehill lies directly north of the village of Castletown, within the county of Caithness, an area famed for beautiful coastlines and open countryside, and along the hugely popular North Coast 500 route.

NORTH COAST 500

The North Coast 500 is a circular touring route of the main coastal roads of the North Highlands of Scotland, which begins and ends in Inverness. Since its launch in 2015, visitor numbers to the Highlands and Islands have risen significantly with an increase in trade for local businesses. This development site represents a fantastic opportunity to explore the potential offered by this dramatic rise in visitors from all over the world who are now discovering the Caithness coast. Providers of accommodation and visitor attractions have benefitted from this, with the total economic impact in the Highlands reaching £1.2 billion in 2016. Situation The site lies within 700m of the NC500 and offers versatility for tourism related development. There is scope for a variety of uses that will benefit from the stunning surroundings and rich cultural heritage, that are drawing increasing numbers of visitors to the area.

PLANNING

Castlehill benefits from planning consent for conversion of the steading to form 6 residential dwellings and the erection of 28 further residential properties (reference: 16/00927/FUL). There has also previously been consent obtained for an element of retail on the site (reference: 11/00403/FUL).

There has been renewed interest in refurbishment of traditional buildings, in conjunction with the growing investment in tourist accommodation and attractions, seen both locally and in the wider Caithness area.

SERVICES

We understand that mains water, electricity and local waste water treatment works are located on or adjacent to the site.

DATE OF ENTRY

Date of entry will be by mutual agreement.

TITLE DEEDS

Title Deeds can be made available for inspection by prior appointment with the seller's solicitors. Please contact the marketing agent to arrange.

PRICE

Offers over £250,000 net of VAT*

LEGAL COSTS

Each party will be responsible for their own legal costs.

Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT

It should be noted that all figures quoted are net of VAT.

VIEWING

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



KENNY MCKENZIE

Director

kenny.mckenzie@g-s.co.uk
07803 896 963



ANNA MASSIE

Graduate Surveyor

anna.massie@g-s.co.uk
07803 896 938

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5. Date Published: April 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.