

JOHN O' GROATS

MIXED USE DEVELOPMENT LAND

- UNIQUE DEVELOPMENT OPPORTUNITY
- COMMERCIAL / RESIDENTIAL / MIXED USE
- ICONIC LOCATION
- OUTLINE PLANNING CONSENT FOR MASTERPLAN MIXED USE DEVELOPMENT
- EXPRESSIONS OF INTEREST SOUGHT FROM POTENTIAL DEVELOPERS/OPERATORS/TENANTS

**STRUTT
& PARKER**

**SHEPHERD
COMMERCIAL**

JOHN O' GROATS

MIXED USE DEVELOPMENT LAND

LOCATION

John O'Groats lies on the far north coast of Scotland in the county of Caithness overlooking the Pentland Firth to the Orkneys. John O Groats is a popular tourist destination famous for lying on the north eastern point of one end of the longest distance between two inhabited points on the British mainland, with Land's End in Cornwall lying 876 miles to the southwest. The village is located approximately 2.5 miles to the north east of the village of Canisbay, 19 miles to the east of Thurso, 16 miles to the north of Wick and 119 miles to the north of Inverness, the main administrative centre for the Highlands via the A9 trunk road and the A99.

As a destination, John O'Groats has benefited significantly from the Natural Retreats' development and regeneration in recent years and the investment and growth of other local operators. Furthermore, the North Coast 500 (NC500) has proven highly successful to both the domestic and international markets.

Additionally John O'Groats and the wider region is starting to see the economic benefits of Meygen's long term commitment to developing tidal energy within the Pentland Firth. A commitment and investment that will see long term onshore benefits and opportunities.

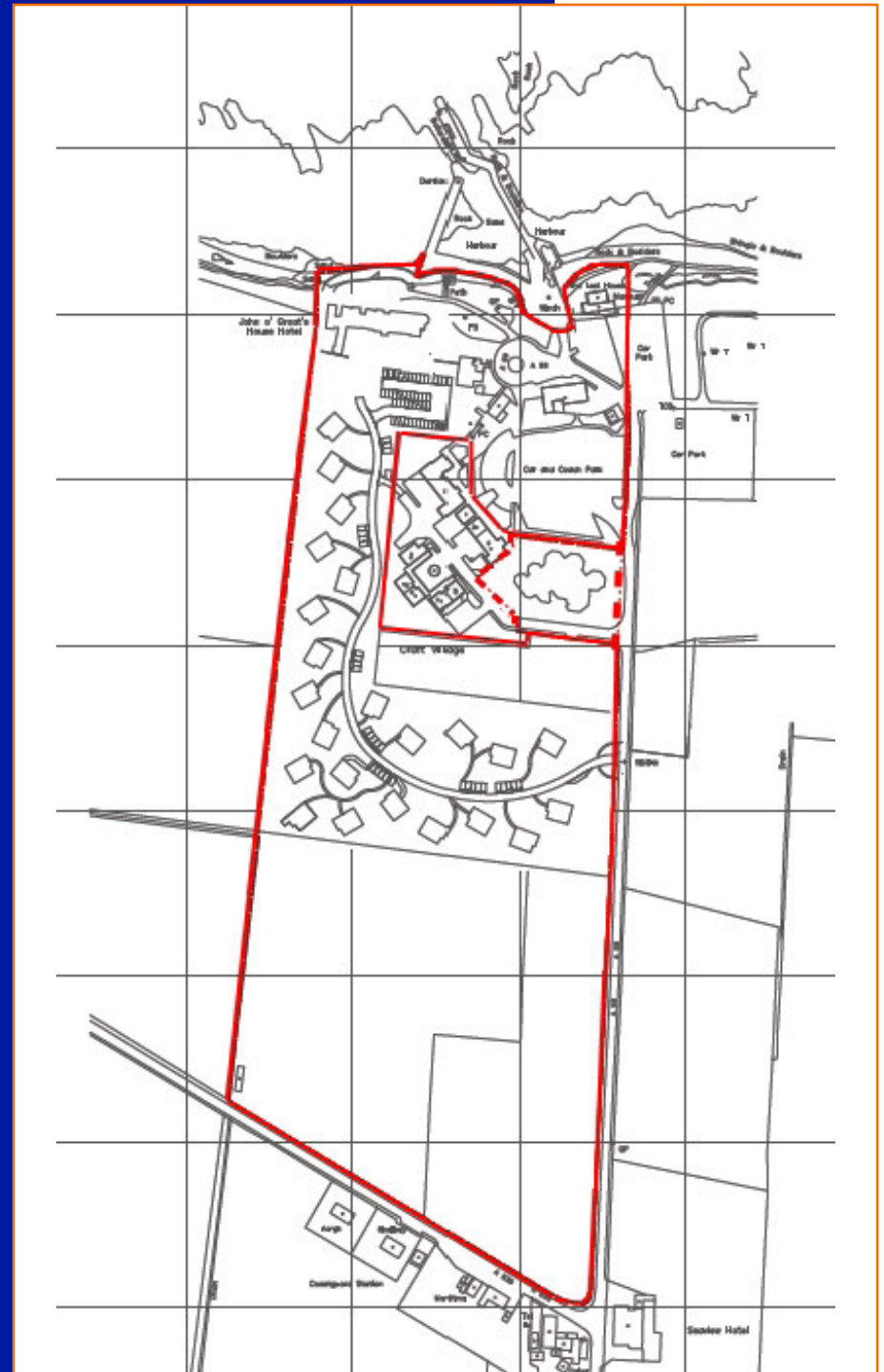
Regular daily bus and rail services run between Inverness and John O Groats. The nearest airport is John O'Groats Wick providing flights to Aberdeen and Edinburgh with Inverness Airport providing flights to all major UK destinations as well as Europe.

THE SITE

The subject site slopes gently from the A836 down to the seafront and is bounded by the A99 to the east, the field boundary to the west, the sea to the north and the A836 to the south. The site is indicated outlined in red on the plan opposite:

A Design Guide covering the land outlined in red has been produced and forms part of Outline Planning Consent - Planning Reference: 14/1808/PIP dated 12th June 2015. The whole site has been zoned into sections which are detailed within the Masterplan Zoning section overleaf.

To date, as part of HIE backed multi-million-pound regeneration of the area, 23 luxury Natural Retreats residences were launched in 2012, the Storehouse and Last House-Outfitters also opened in 2012 and the restoration and eye-catching Norse style extension of the John O Groats hotel, originally built in 1875, into The Inn at John O'Groats and its' self-catering apartments, opened in 2013 (Zone 3 of the Masterplan).



THE MASTERPLAN ZONING

Outline planning consent (Planning Reference: 14/01808/PIP dated 12th June 2015) is in place for a Masterplan development which proposes a high level structure formed around a series of six zones. Each zone will have its own character and will be defined by a mix of uses within it. Development within each zone will take place as and when demand and investment is present. A plan illustrating the six zones is shown opposite. A description of each zone is listed below:-

ZONE 1 – HARBOUR FRONT AND PUBLIC REALM

Sea front with Last House, cafes, small retail, harbor and public areas. Buildings largely existing but scope for careful insertions.

ZONE 2 – CENTRAL CORE

Mixed use development around a pedestrian square including food and beverage, retail, small residential units, existing retail buildings retained and upgraded.

ZONE 3 – NATURAL RETREATS SITE

Holiday accommodation and ancillary functions. Public park and play area. This zone is largely developed except for landscaping improvements, park and possible insertions into gaps.

ZONE 4 – ARTISANS & CRAFTSMEN

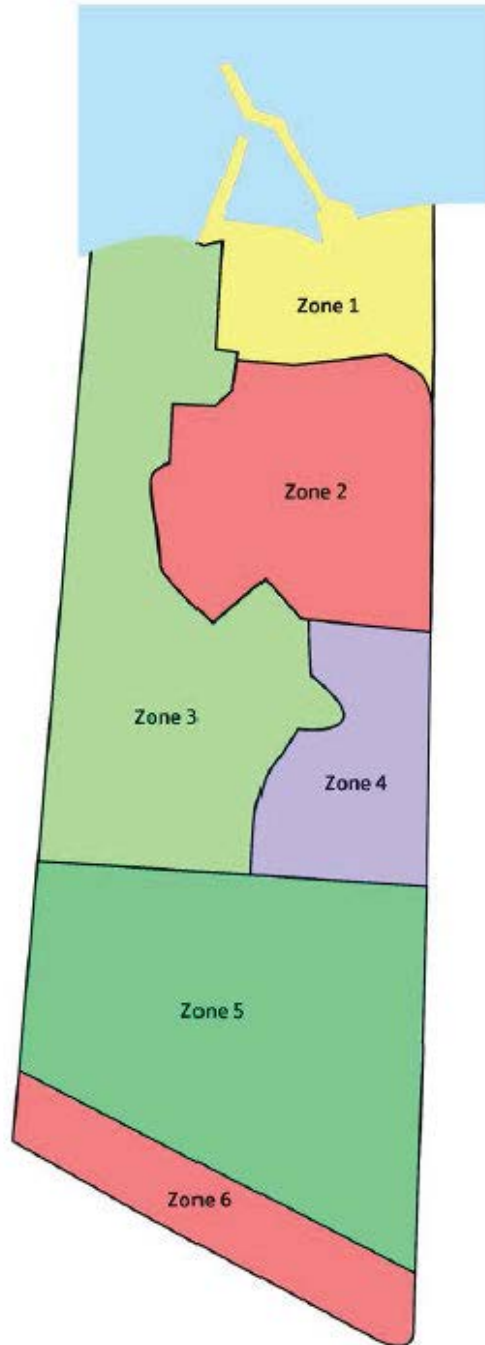
Small artisan industrial units such as micro-brewery, distillery, weavers, etc. Community buildings such as children's centre, medical centre, etc.

ZONE 5 – EVENTS FIELD

Green space at the centre of the village suitable for large scale community events as well as day to day recreation. Potential pavilion building.

ZONE 6 – RESIDENTIAL QUARTER

Family housing – detached cottages, villas and terraced houses. Walled market garden/allotments and over flow car parking.





THE OPPORTUNITY

Expressions of interest are sought from 3rd party investors including developers, operators and any potential tenants. This is a unique opportunity to invest in an iconic location within the United Kingdom and capitalise on the tourist trade within Scotland which has gone from strength to strength and particularly the success of the North Coast 500 route which, in a very short space of time, has established itself as one of the most scenic driving routes in the world.

PLANNING INFORMATION

Outline Planning Consent is in place in respect of the Masterplan - Planning Reference: 14/01808/PIP dated 12th June 2015 refers. Planning enquires should be directed to The Highland Council, Glenurquhart Road, Inverness, IV2 5NX – Tel: 01349 886608.

FURTHER INFORMATION

An information pack including The John O'Groats Design Guide is available by contacting either of the joint marketing agents:

VIEWING

For further information or to arrange a viewing please contact either of the marketing agents:

Strutt & Parker

9-11 Bank Lane
Inverness
IV1 1WA

Tel: 01463 719171

Euan MacCrimmon

euan.maccrimmon@struttandparker.com

Shepherd Commercial

Mulberry House
39-41 Harbour Road
Inverness
IV1 1UA

Tel: 01463 712239

Linda Cameron

linda.cameron@shepherd.co.uk

Neil Calder

n.calder@shepherd.co.uk



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