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Holborn Head Lighthouse, Scrabster Caithness

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Holborn Head Lighthouse, Scrabster Caithness

A traditional B-Listed Lighthouse, including two residential apartments with inter-connecting tower, overlooking Scrabster Harbour on Scotland's north coast

Constructed in 1862, Holborn Head Lighthouse occupies a prominent location overlooking Scrabster Harbour, with far-reaching views of the Scottish coastline and the Pentland Firth. The property, offered for sale as a whole after the light was permanently discontinued in August 2003, comprises two apartments (upper and lower) with inter-connecting tower, outbuildings and an area of ground extending to approximately 1 acre.

Permission was granted from the Board of Trade in 1859 to build a lighthouse on Holborn Head, but it wasn't until 1861 that building work actually started. Mr Stewart from Peterhead was the building contractor, Mr James Scott was the appointed inspector and the engineers were David and Thomas Stevenson.

The light was first exhibited on Monday 1 September 1862 and the Notice to Mariners stated: "The light will be a dioptric holophotal flashing light. Showing a flash every 10 seconds, it will be seen as a white light towards the Pentland Firth and Thurso Bay and as a red light towards Scrabster roadstead." The tower itself stands at 17 metres high with the overall elevation of 23 metres.



Whilst in need of complete refurbishment, the property represents an excellent development opportunity, subject to obtaining the necessary consents, with potential to create a unique family or holiday home.

Thurso is located approximately one mile from Scrabster and provides a wide range of facilities including shops, supermarkets, hotels, a hospital, schools, a golf course and further leisure facilities. Inverness is approximately 112 miles from Scrabster, providing a further range of services.

The Lighthouse

The Lighthouse is approached via a private road from Scrabster, past the Principal Lighthouse Keeper's Cottage, to the front of the property. The lower apartment is accessed via a door to the south elevation, with the upper apartment accessed from an external staircase on the same elevation.

Lower Apartment

The accommodation can be summarised as follows:

Bedroom 1	4.1m x 3.7m (13'6 x 12'0)
Bedroom 2	4.1m x 3.7m (13'6 x 12'0)
Bedroom 3	4.0m x 3.7m (13'0 x 12'0)



Bathroom	2.3m x 2.2m (7'6 x 7'3)
Living Room	3.7m x 3.4m (12'0 x 11'0)
Kitchenette	3.0m x 1.5m (9'9 x 5'0)

Upper Apartment

The accommodation of the upper apartment is a replication of the lower, with the exception of Bedroom 3 which is replaced by two smaller rooms accessed via a small hallway which also includes a ladder to the tower:

Room 1	3.9m x 1.8m (12'9 x 6'0)
Room 2	1.8m x 1.8m (6'0 x 6'0)

The Tower

The tower is accessed from the upper apartment and comprises three small rooms, all accessed in turn by a steep ladder staircase. The middle room includes a hatch, with access to the balcony which circles the tower.

Outside

Outbuildings

A double garage and adjoining storage shed are located immediately to the west of the lighthouse. To the north, there is a further stone built outbuilding and a separate, more modern, shed.

Signal House

The former fog signal house is located towards the north eastern boundary of the property and comprises a small outbuilding with two main rooms.

Land

The land, bounded along four sides by a stone wall, extends to approximately 1 acre and is ideal for keeping livestock or alternatively could be utilised as a more formal garden.

General Information

Services

Mains water (supplied via a private water pipe from a mains connection at Scrabster Harbour) and electricity. Private drainage.

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied himself as to the nature of all such servitude rights and others.

A registered Public Right of Way passes close to the property along the coast. Further details are available from the selling agents.

The purchaser will have a right of access along the private road to the property, with a responsibility to contribute a proportion of the cost to maintain the said road. The area hatched red on the plan overleaf (extending to approximately 0.065 acres) will be jointly owned by the purchaser and the owner of the Principal Lighthouse Keeper's Cottage, which is located just to the south of the property for sale.

Local Authority

The Highland Council, Market Square, Wick, KW1 4AB.
t 01955 607 751

Solicitors

Bell and Scott, 16 Hill Street, Edinburgh, EH2 3LD.
t 0131 226 6703

Designations

The lighthouse is Listed (Category B) as being of special architectural and historical interest.



Offers

Offers should be submitted in Scottish legal terms to the selling agents, Smiths Gore, 12 Bernard Street, Edinburgh EH6 6PY. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offers.

Guide Price

Offers over £95,000 are invited for the property.

Directions

From Thurso, follow the A9 to Scrabster. Drive through Scrabster, towards the Orkney ferry terminal, and just before the vehicle check-in kiosk for the ferry, turn left up the private road adjacent to the blue fencing. Holborn Head Lighthouse is located at the end of this road.



Viewing

Strictly by appointment with Smiths Gore.

Date of entry

Date of entry is available by negotiation.

Date of Information

Particulars prepared: March 2006
Photographs taken: November 2005 and March 2006

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- The description and photographs are for guidance only and are not a complete representation of the property.
- Plans are not to scale, are for guidance only and do not form part of the contract.
- Services and any appliances referred to have not been tested, and cannot be verified as being in working order.
- No survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore.
- Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given.
- Only those items referred to in the text of these particulars are included.
- Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.