

**17 River Street, Wick, KW1 5EB**

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**Redevelopment Site with Yard Space  
in Central Wick**

**Offers Over £80,000**

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[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Description:**

A former Council depot site offering excellent redevelopment potential, located at 17 River Street, Wick, within easy reach of the town centre and local amenities. Situated close to Wick harbour, the property benefits from a central position in one of the principal towns in Caithness. This site represents an attractive opportunity for redevelopment, with potential for a wide range of commercial, community, mixed-use projects, or use as a storage yard, subject to planning consent.

Extending to approximately 780 m<sup>2</sup>, the property incorporates around 642 m<sup>2</sup> of existing buildings, including a 421 m<sup>2</sup> workshop/storage facility and 221 m<sup>2</sup> of office accommodation, offering scope for flexible use or redevelopment. The buildings would require significant upgrading or replacement, offering scope for a purchaser to redevelop the site to suit future needs.

**Location:**

Wick is a historic coastal town in Caithness, on the north-east coast of the Scottish Highlands. It serves as one of the principal service and commercial centres in the region, supporting a wide catchment area with retail, education, healthcare, and transport facilities.

The town has a strong maritime heritage linked to its harbour, which remains a working port supporting fishing, marine services, and offshore industries. Wick is also a key stop on the North Coast 500 route and benefits from tourism linked to the wider Highlands. It continues to act as an important hub for local businesses, community services, and regional connections.

The property is in central Wick, just minutes from both the harbour and town centre, with excellent regional accessibility by road, rail, and air.

**Planning:**

The property is located within a **Mixed-Use Area** as identified in the Highland-Wide Local Development Plan. Planning enquiries should be directed to [Link - View Planning Applications | Planning Permission | Highland Council](#)

**Costs:**

Each party will be responsible for their own legal and professional fees. The purchaser will be liable for Land and Buildings Transaction Tax (LBTT), registration dues, and any VAT applicable to the sale.

**Viewing Arrangements/Enquiries:**

Viewing is strictly by appointment.

Please contact Vishnu on 07768289647 or e-mail: [vishnu.sivanandam@highland.gov.uk](mailto:vishnu.sivanandam@highland.gov.uk).

**Closing Date for Offers:**

A closing date for offers has been set for Monday, **27 October 2025** at 12 noon. Interested parties must formally note their interest with the Estates Team at The Highland Council to be advised of any updates or changes.

All offers should be submitted by email to: [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk) Offers received by fax will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

**Location Map:****Interior View:**