



Nairn 6 miles

Inverness 22 miles

NEW ARR FARMHOUSE AND STEADING

LETHEN, NAIRN

A traditional two bedroom stone-built cottage together with former traditional farm steading located in a quiet rural location, with panoramic views towards the Moray Firth and beyond.

Offers over £160,000.

DIRECTIONS

From Nairn, take the A939 Grantown-on-Spey road. After approximately 3½ miles, you will pass Greens Nursery on the left hand side. Continue to follow the A939 for a further one mile before taking a turning on the left onto a single track road signposted Achavelgin B&B. The road carries on through Achavelgin Farm and immediately after the farm, follow the road to the left.

The road to New Arr Farmhouse is the first turning on the left as the road opens up to a view of the Moray Firth. Follow the private track down to the farmhouse.

A location plan can be found at the rear of these particulars.

AMENITIES

New Arr is located conveniently close to Nairn, whilst Elgin, Inverness and Inverness Airport are all within easy reach. There are excellent services and facilities in the nearby towns and schooling is available in Auldearn and Nairn. There are also a number of independent schools in the area.

The Moray Firth area is famous for its varied countryside, beautiful coastline and mild climate. The hills and moors offer delightful walks as well as traditional rural pursuits and there are excellent golf courses along the coast.

Nairn and Findhorn are famous for their unspoilt beaches and excellent sailing.

COUNCIL TAX BAND

New Arr Farmhouse is within Council Tax Band D. The local authority is the Highland Council. Tel: 01463 702000.

POSTCODE

IV12 5QJ.

SERVICES

- General - New Arr Farmhouse is connected to both mains electricity and mains water. It is understood that the connection to the mains water supply is by way of a shared private pipe. All necessary servitude rights to use this pipe will be granted, with shared maintenance along with other users.
- Drainage is by way of a septic tank and soakaway system located within the subjects of sale. The sellers will not offer any guarantee for the suitability of this system.

ACCESS

Access from the public roadway to New Arr is via a shared private roadway. A servitude right of access for the benefit of a single dwelling and ancillary buildings only will be granted to the purchaser over this access track, with maintenance on a user basis.

BOUNDARIES

The boundaries are as shown approximately on the sale plan

included within these particulars. The boundaries have all recently been re-fenced. The purchaser will require to maintain the fences in a stock-proof condition.

GENERAL DESCRIPTION

New Arr Farmhouse is a traditional, detached stone built cottage with slate roof with a wooden extension on the northern elevation. The farmhouse sits in a quiet rural location with exceptional views to the north, to the Moray Firth and beyond.

The farmhouse is in need of substantial upgrading and refurbishment but offers a rare opportunity to create a traditional family home.

ACCOMMODATION

Accommodation within the farmhouse comprises:-

- Rear entrance porch;
- Living room;
- Kitchen;
- Further public room/third bedroom;
- Two upstairs bedrooms;
- Bathroom.

STEADING

Located adjacent to the farmhouse is a former traditional farm steading of stone construction with part-slate and part-corrugated iron roof. The steading offers the opportunity to create a useful set of outbuildings.

HOME REPORT

A Home Report is available and can be obtained from the selling agents. The EPC rating is G(01).

CLAWBACK PROVISION

The terms of sale will include provision for a clawback in favour of the sellers for 50% of the uplift in value in the event of Planning Permission being granted for any development on the subjects other than a single dwelling and ancillary outbuildings. This will remain in place for a period of 20 years from the date of entry.

VIEWING

Interested parties may view the site by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Entry will be granted at a date to be mutually agreed with the vendor.

OFFERS

Offers over £160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS) sterling are sought.

Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

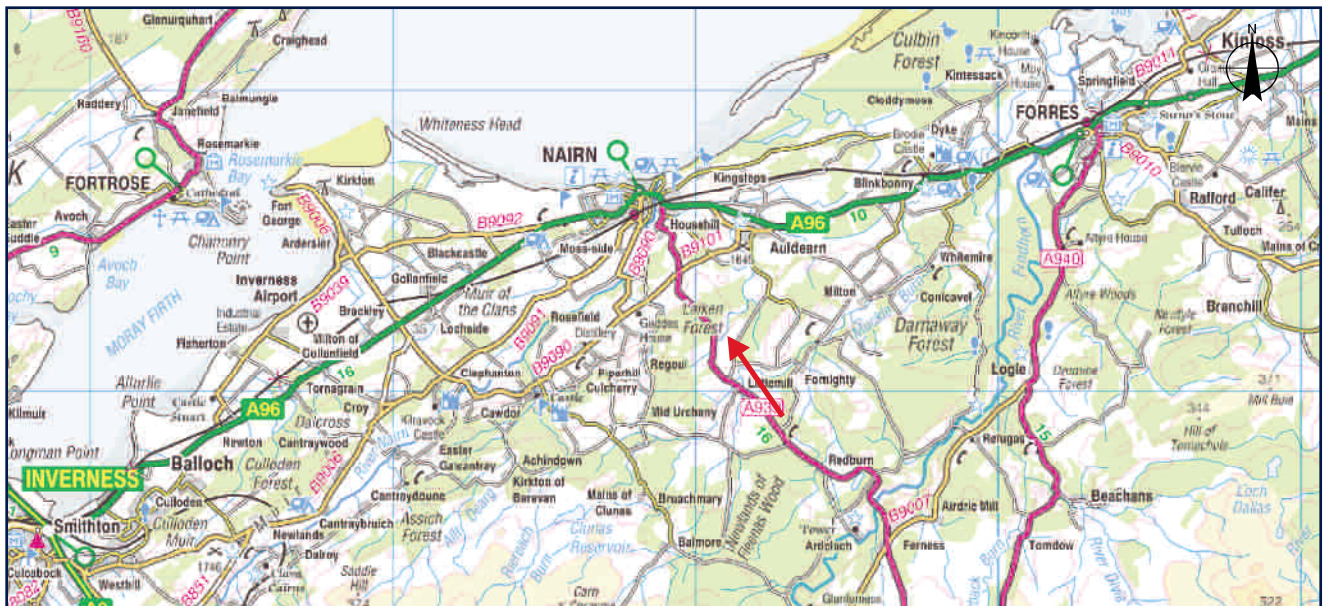
CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us.

It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying on email.



BOWLTS



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Seafield of Raigmore
Inverness, IV2 7PA
Tel 01463 235753
Fax 01463 235838



Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
Fax 01343 890222



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IMPORTANT NOTICE

Bowls for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowls or the Vendors shall not be binding on Messrs Bowls or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

AGD/AM 3266 - Amended 26th June 2017

01343 890400
www.bowls.com