



Nairn 5 miles



Inverness 21 miles

RESIDENTIAL DEVELOPMENT SITE

MOYNESS, BY AULDEARN, NAIRN

An opportunity to acquire an attractive residential plot in a pleasant and sought after rural location. The plot extends to 0.113 ha (0.28 acres) or thereby and has the benefit of Planning Permission in Principle for the erection of a single dwelling house.

Offers invited in excess of £95,000

BOWLTS

DIRECTIONS

From the village of Auldearn, take the small single track road signposted "Moyness" adjacent to the War Memorial at the eastern end of the village. Follow this road for approximately two miles. The plot is located almost directly opposite a left-hand junction.

From Forres, follow the A96 and take the left-hand junction immediately after the village of Brodie. Follow this road for approximately 1½ miles and at the sharp left hand corner in the road, take the junction to the right. Follow this road until a T-junction and the plot is directly ahead.

AMENITIES

Nairn is a peaceful seaside town, approximately 16 miles east of Inverness, and has excellent primary and secondary schools, shops, sports facilities, etc.

Auldearn is a small village with basic services, including primary school, village shop, hotel and pub.

Inverness, the Capital of the Highlands, has a fuller range of services, as well as hospital, theatre, cinemas, further education facilities, a mainline railway station and airport.

Forres is a busy service town with excellent facilities and services, including supermarket, primary and secondary schools and sports facilities.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Tel: 01349 886606
www.highland.gov.uk

POSTCODE

IV12 5LA.

SITE AND PLANNING PERMISSION

The terms upon which Planning in Principle has been granted are contained in approval reference I3/04444/PIP dated 8th May 2014. A copy of the Planning Permission is available from the selling agents.

The purchaser will be required to comply with all conditions contained within the Planning Permission to the satisfaction of the Highland Council.

ACCESS

Access to the site will be via a shared access track at the southern end of the plot. A servitude right of access for use associated with the site will be granted over this private access road, with maintenance on a user basis.

SERVICES

- Water - it is understood that mains water is in close proximity to the site and the purchaser will be required to bear the cost of connecting to the mains supply.
- Electricity - it is understood that mains electricity is in close proximity to the site and the purchaser will require to bear the cost of connecting.
- Drainage - the proposed dwelling house will be connected to a private septic tank and soakaway with the septic tank to be situated within the subjects and the soakaway within neighbouring land. Servitude rights for the installation and maintenance of the soakaway will be granted by the sellers.

THIRD PARTY RIGHTS

It is understood that a water main runs through part of the site.

An overhead powerline also crosses along the northern fringes of the site.

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

OFFERS

Offers in excess of £95,000 (NINETY FIVE THOUSAND POUNDS) sterling are sought for the site.

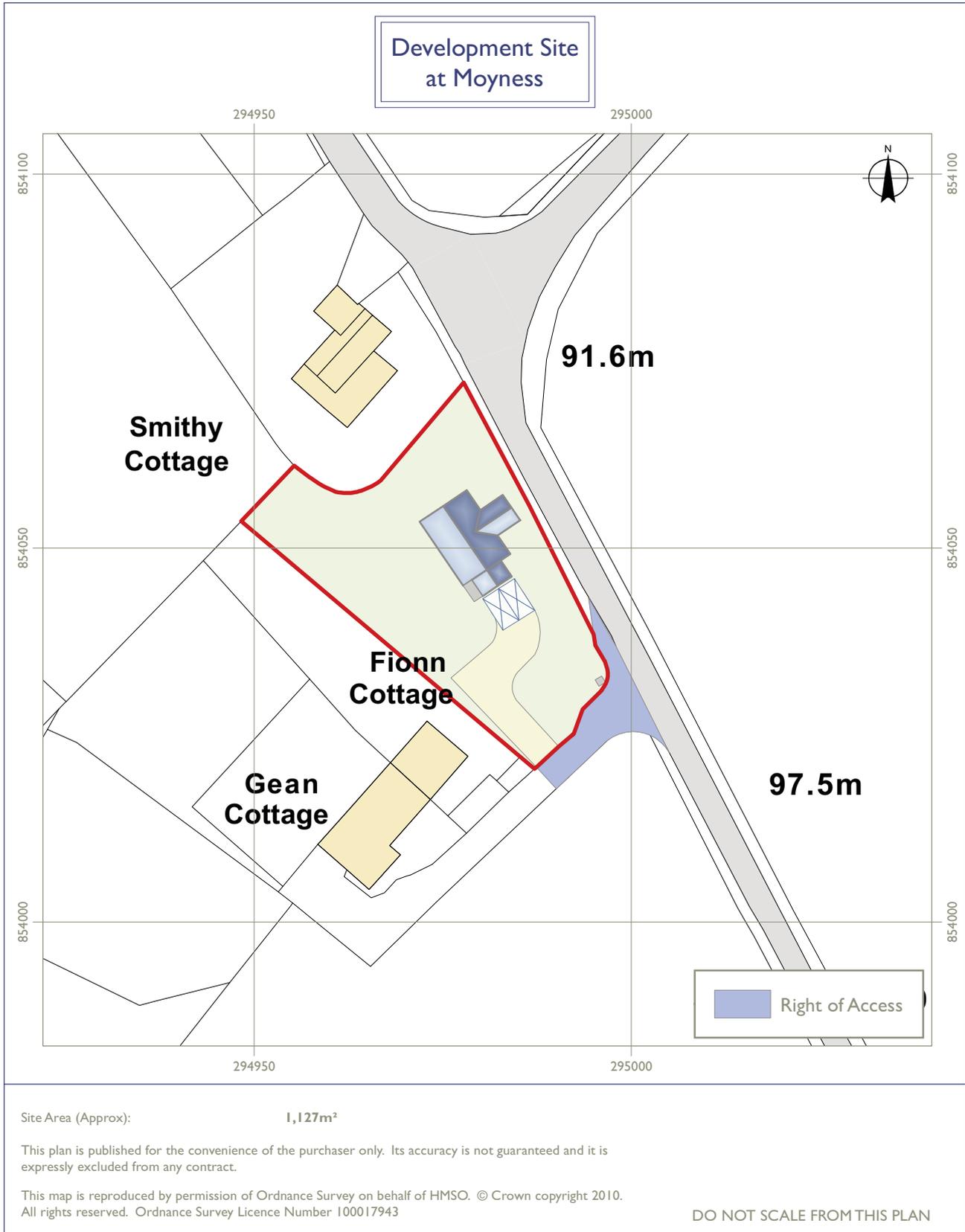
Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

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



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 This map is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright 2015. All rights reserved.
 Ordnance Survey Licence Number 100017943. Scale: 1:250,000

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



We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management.



- Wayleaves and Compensation Claims • Telecom Masts • Sales, Purchases and Lettings • Contract Farming •
- Farm, Estate and Forestry Management • Planning and Development • Architectural and Building Services •
- Land Survey and Mapping Services • Environmental and Conservation Services • Valuations •

IMPORTANT NOTICE

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

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- 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;
- c) no person in the employment of Bowls has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowls or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

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 3194
Date Prepared 10th June 2015

01343 890400
www.bowls.com