



Auldearn ½ mile

Nairn 3½ miles

Inverness 21 miles

RESIDENTIAL DEVELOPMENT SITE

MOYNESS ROAD, AULDEARN

A generous plot, extending to 0.71 hectares (1.75 acres) acres, benefitting from Full Planning Permission for the erection of a detached dwelling house, ideally situated close to the village of Auldearn.

Offers invited in excess of £85,000.

DIRECTIONS

Travelling west on the A96 from Nairn, turn right at the junction signposted Auldearn. Travel through Auldearn towards Forres. Turn right at the junction signposted Moyness. The property is situated approximately ½ a mile along this road on the right hand side.

Travelling west on the A96 from Brodie, turn left at the junction signposted Auldearn. After approximately 200m, turn left at the junction signposted Moyness and carry on this road for approximately ½ mile. The property is situated on the right hand side of the road.

GENERAL OVERVIEW AND AMENITIES

The plot is situated approximately ½ mile from the village of Auldearn. Auldearn offers a number of local amenities and services, including a Post Office, small shop and local primary school.

The nearby town of Nairn offers all the services required for everyday living, including a good range of shops and supermarkets, primary and secondary schools, health centres, hospital, railway station with regular services to Inverness and Aberdeen, hotels, restaurants and golf courses. Being a coastal town, Nairn also has a fantastic beach, with views over the Moray Firth to the Black Isle.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Tel: 01349 886606 www.highland.gov.uk

POSTCODE

IV12 5JZ.

SITE AND PLANNING PERMISSION

The terms under which the Planning Consent was granted are contained in the Decision Notice of The Highland Council Planning Review body (ref 16/00007/RBREF) dated 17th March 2016. The original Planning Application (ref 03196/FUL) and associated plans can be inspected by arrangement with the selling agents.

The purchaser will be required to comply with all conditions and reserved matters contained within the Planning Consent to the satisfaction of The Highland Council.

The sellers have initiated development of the site and therefore Planning Permission is live in perpetuity.

ADDITIONAL LAND

An additional area of land extending to approximately 2.25 acres or thereby may be available, subject to separate negotiation. The additional land is located to the east and immediately adjacent to the subjects of sale.

ACCESS

Access to the site can be taken directly off the Auldearn to Moyness road. The purchaser will be required to comply with the terms of the Planning Consent with regard to the creation of a new access to the site.

SERVICES

Water and electricity are understood to be in close proximity to the site and the purchaser will be required to bear the cost of connection to the main supplies. Drainage will be to an individual septic tank and soakaway. Servitude rights for the installation of services and a soakaway will be granted to the purchaser, with the usual provisions for future maintenance and access.

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

Early entry to the site will be granted at a date to be mutually agreed with the vendors.

OFFERS

Offers in excess of £85,000 (EIGHTY FIVE THOUSAND POUNDS) sterling are sought for the site.

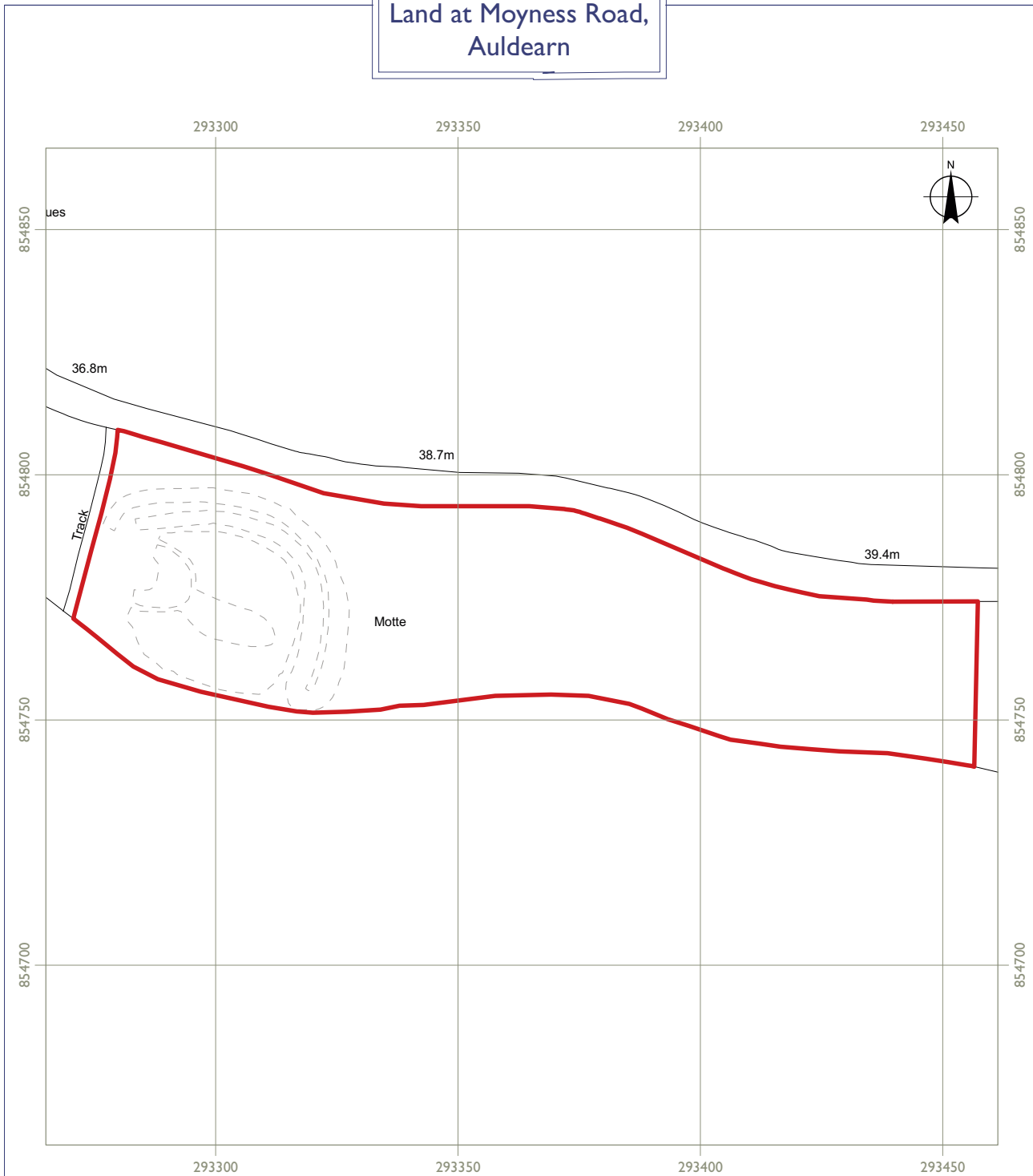
Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

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.

Land at Moyness Road, Auldearn



Site Area (Approx): **0.71 Ha**

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

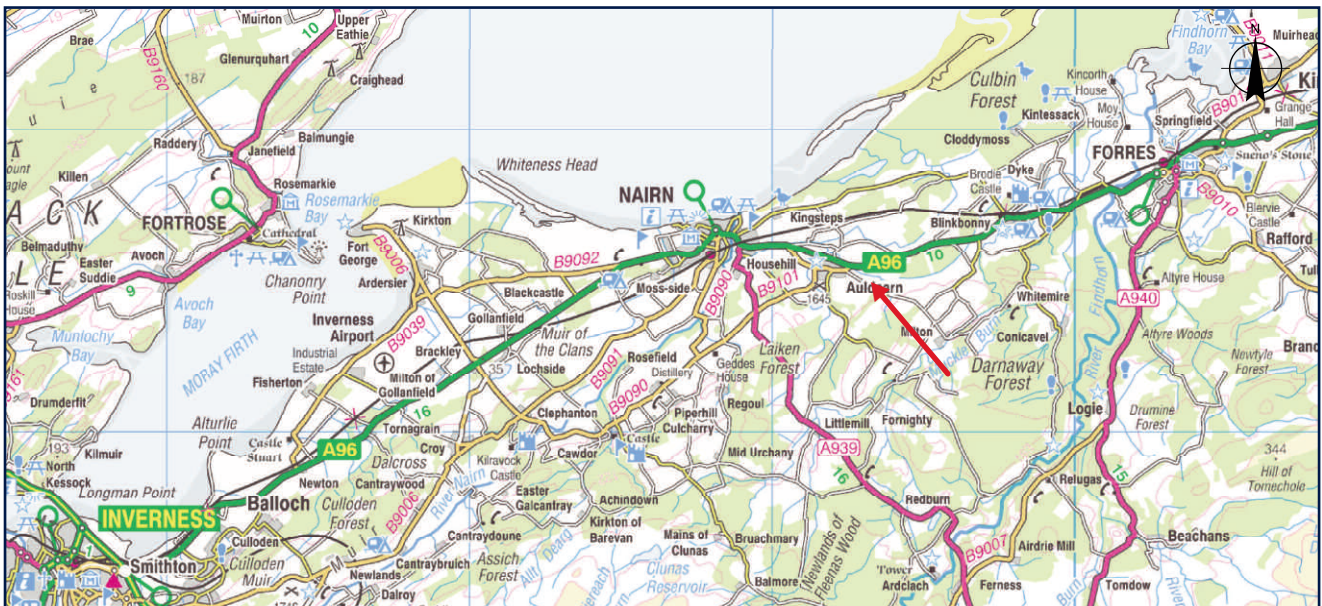
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Legend

 Site Boundary

DO NOT SCALE FROM THIS PLAN

BOWLTS



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



TPOS Membership No: T02079
 Letting Agent Registration No: LARN1901018

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- Farm Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

IMPORTANT NOTICE

Bowlts 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;
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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 Bowlts or the Vendors shall not be binding on Messrs Bowlts 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.

JP/NH 3539 - Date Amended 29th March 2019

01343 890400
www.bowlts.com