



Nairn 2 miles

Inverness 21 miles

## **BOGSIDE OF BOATH FARMHOUSE, STEADING AND PLOTS**

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**BY AULDEARN, NAIRN**

An outstanding opportunity to purchase a traditional farmhouse and steading with Outline Planning Consent for six dwellings, part steading conversion and part replacement.

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For sale as a whole or in five lots:-

- Lot 1 - Farmhouse - Offers Over £180,000
- Lot 2 - Steading Development (Two Units) - Offers Over £110,000
- Lot 3 - Steading Development (Two Units) - Offers Over £120,000
- Lot 4 - Building Plot - Offers Over £80,000
- Lot 5 - Building Plot - Offers Over £80,000

# BOWLTS

## DIRECTIONS

Travelling east from Nairn on the A96, heading towards Auldearn, turn left off the A96, signposted Boath. Continue on this road and take the second road on the left, then take the first track on the left to Bogside of Boath.

## GENERAL OVERVIEW AND AMENITIES

Bogside of Boath is primarily a traditional holding in an attractive rural location. It occupies an open setting with views over gently rolling hills.

Bogside of Boath is approximately one mile from the village of Auldearn and two miles from 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 at Auldearn Primary and Nairn Academy. There are also a number of independent schools in the area.

The county of Nairn 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.

## PLANNING CONSENT

In addition to the existing farmhouse, there is a substantial development opportunity for converting the traditional farm steading at Bogside of Boath. All of the original character and vernacular qualities have been maintained under the proposed layout, whilst a substantial element of the development includes new build.

The total building footprint of the proposed steading development (Lots 2, 3, 4 and 5) is approximately 905m<sup>2</sup>. This comprises six residential units of which four are new builds and two are conversions of the existing steading buildings. The new build element is shown shaded green on the "As Proposed" plan opposite. The area of the traditional steading that has been identified for conversion to residential use is shown shaded brown on the same plan.

The terms under which Conditional Planning Consent is granted are contained within the Outline Approval (Ref: 08/0055/OUTNA, dated 2nd May 2008). The Planning Consent can be inspected by arrangement with the selling agents.



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

The Vendors will grant such servitudes as are required to comply with these conditions and reserved matters.

In respect of the requirement to provide two additional passing places on the U414 road (location shown in the Planning Consent documentation), these will be constructed by the Vendors at their expense.

## SERVICES

- Electricity and Water - mains supplies currently available to both the farmhouse and steading. The Vendors will grant such servitudes where required to install mains supplies to any Lot where it does not already exist.
- Drainage - the farmhouse has drainage via a private septic tank and soakaway. The purchasers of Lots 2, 3, 4 and 5 will be required to have their own septic tanks and soakaway systems installed at their own expense.

## ACCESS

Access from the Council road to Bogside of Boath will be via a private roadway shown blue on the plan opposite. The purchaser of each Lot will be granted a servitude right of access over this road, with maintenance on a user basis.

In the event that the Lots are sold separately, there will be a liability on all the purchasers to meet the cost of reconstructing the private roadway to an adoptable standard on an equitable basis.

## ADDITIONAL LAND

The area shaded pink and marked as "Additional Land" in the plan on the reverse side of these particulars extends to approximately 2 ha (5 acres). This may be available to the successful purchaser(s) of the individual lots, subject to suitable terms being agreed.

## LOCAL AUTHORITY

The Highland Council  
Council Offices  
Glenurquhart Road  
Inverness  
IV3 5NX

The Highland Council  
88 High Street  
Nairn  
IV12 4BD

Tel: (01667) 452757

Tel: (01463) 702000

## COUNCIL TAX

Bogside of Boath Farmhouse is within Band E.

## POSTCODE

IV12 5LE



## LOT 1 - FARMHOUSE

This is a spacious 1½ storey traditional farmhouse with a harled finish. The property benefits from oil fired central heating throughout.

The accommodation comprises:-

### Ground Floor

- Kitchen (5.71m x 2.44m) - fitted cabinet units, stainless steel sink with draining board and connections for dishwasher; washing machine and electric oven. Door leading off to pantry.
- Reception Room 1 (4.16m x 3.12m) - including traditional stove.
- Hall (3.69m x 2.08m).
- Reception Room 2 (4.88m x 4.16m) - open fireplace and surround.
- Bathroom (4.16m x 2.49m) - recently renovated to include cubicle shower, bath and wash hand basin.
- Front Porch.
- Reception Room 3 (4.90m x 4.00m) - open fireplace and surround.

### First Floor

- Bedroom 1 (4.70m x 4.16m).
- Bedroom 2 (4.66m x 4.08m).
- Bedroom 3 (5.49m x 3.18m) - access via separate stairway.

### Garden Ground

The farmhouse has a large fenced garden. The garden is mainly down to grass with some mature trees.

## LOT 2 - STEADING DEVELOPMENT (TWO UNITS)

Traditional stone under slate roof steading with Consent for conversion into one residential unit (Lot 2a), together with an attached new build unit (Lot 2b).

Planning Consent also provides for the construction of a separate carport within the courtyard area to service the two units.

## LOT 3 - STEADING DEVELOPMENT (TWO UNITS)

Traditional stone under slate roof steading building with Consent for conversion into one residential unit (Lot 3a) with an attached

new carport. This lot also includes an attached new build unit (Lot 3b), to the north, set within a generous plot area.

## LOT 4 - BUILDING PLOT

Outline Planning Consent is in place for replacing the existing agricultural building with a 1½ storey residential unit linked with Lot 5 by a carport. The footprint area of the proposed house is approximately 84m<sup>2</sup>. The total area of Lot 4 extends to 811m<sup>2</sup>.

## LOT 5 - BUILDING PLOT

Outline Planning Consent is in place for replacing the existing agricultural building with a 1½ storey residential unit linked with Lot 4 by a carport. The footprint area of the proposed house is approximately 84m<sup>2</sup>. The total area of Lot 5 extends to 925m<sup>2</sup>.

## VIEWING

All interested parties may view the steading by appointment 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](mailto:mail@bowlts.com).

## OFFERS

Offers in excess of £570,000 sterling are sought for the whole, or:-

- Lot 1 - Offers Over £180,000 sterling.
- Lot 2 - Offers Over £110,000 sterling.
- Lot 3 - Offers Over £120,000 sterling.
- Lot 4 - Offers Over £80,000 sterling.
- Lot 5 - Offers Over £80,000 sterling.

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](mailto:mail@bowlts.com).

It should be noted that the Vendors reserve 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 Vendors will not be bound to accept the highest or any other or indeed any offer for this property.

## ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

## 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 strongly recommended that interested purchasers register their interest in this property in writing by letter - rather than relying on email.

# Bogside of Boath As Proposed

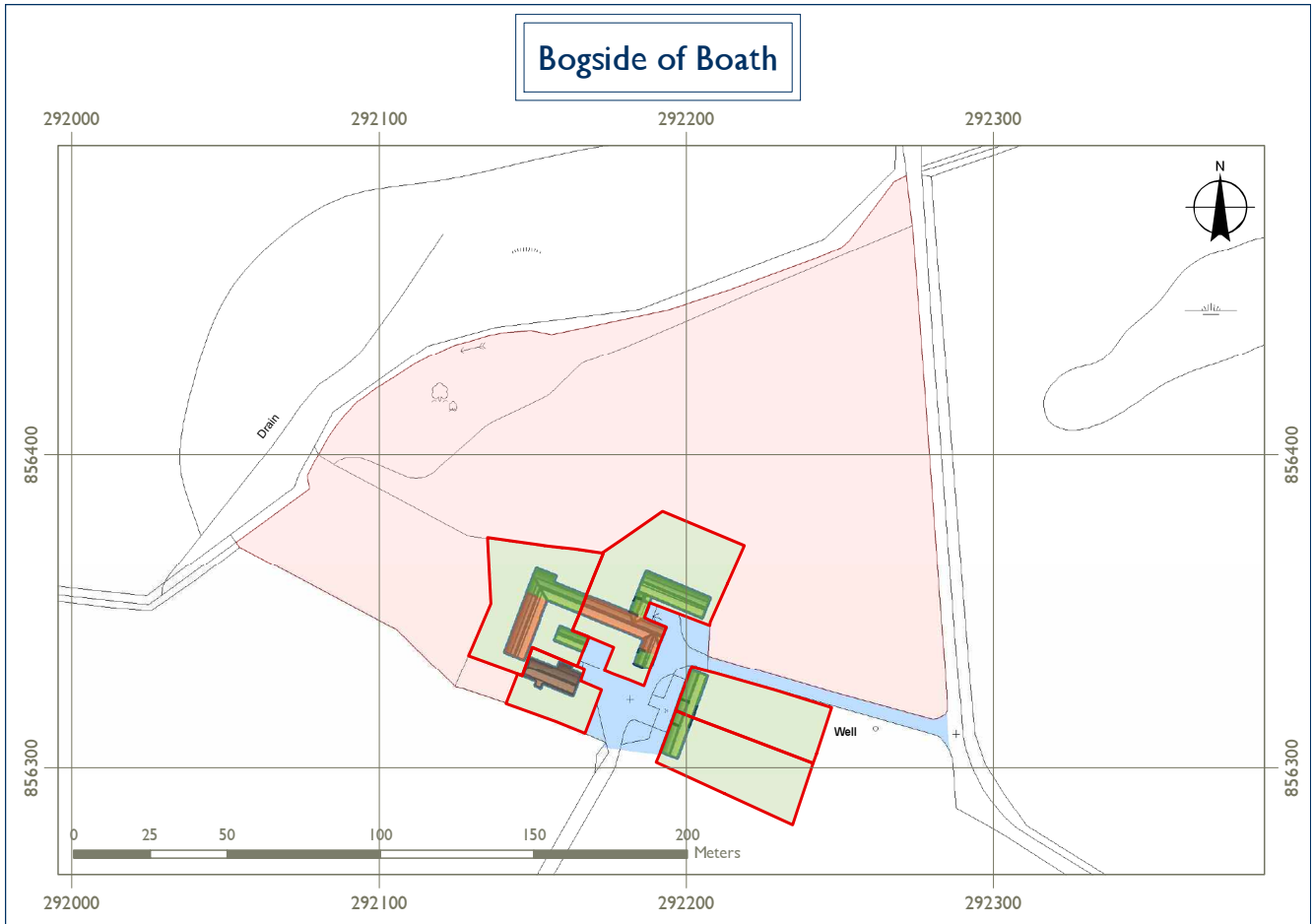


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DO NOT SCALE FROM THIS PLAN

- Lot Boundary
- Conversion of Existing Steading
- New Build
- Existing Farmhouse
- Access

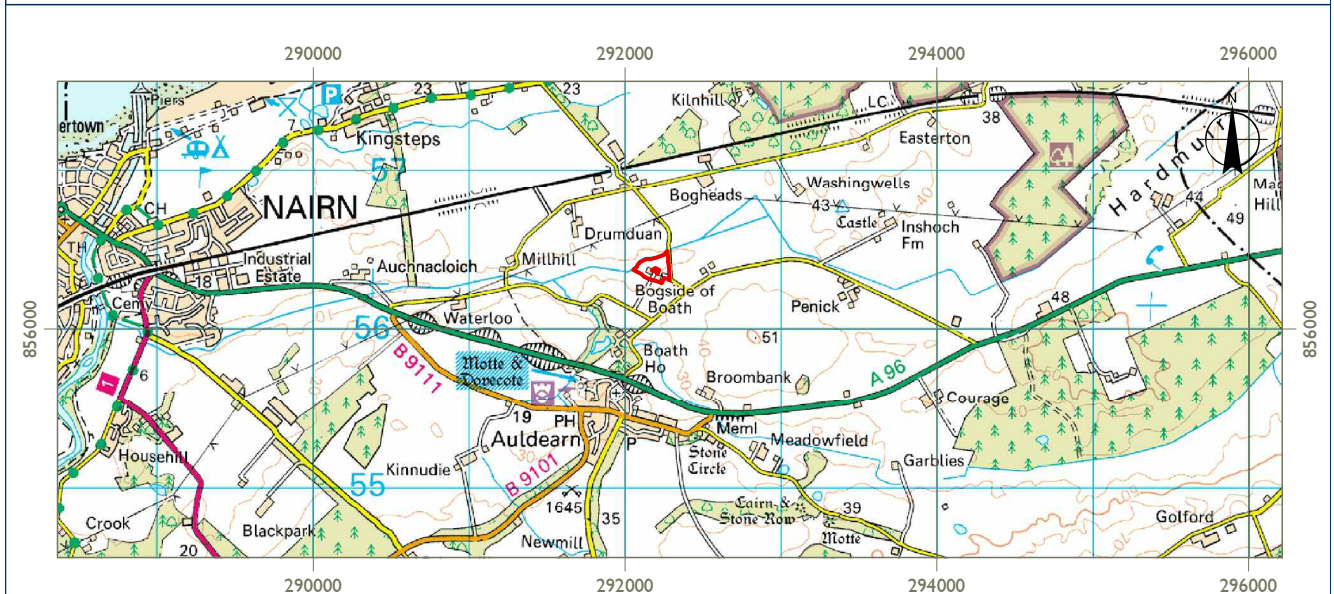


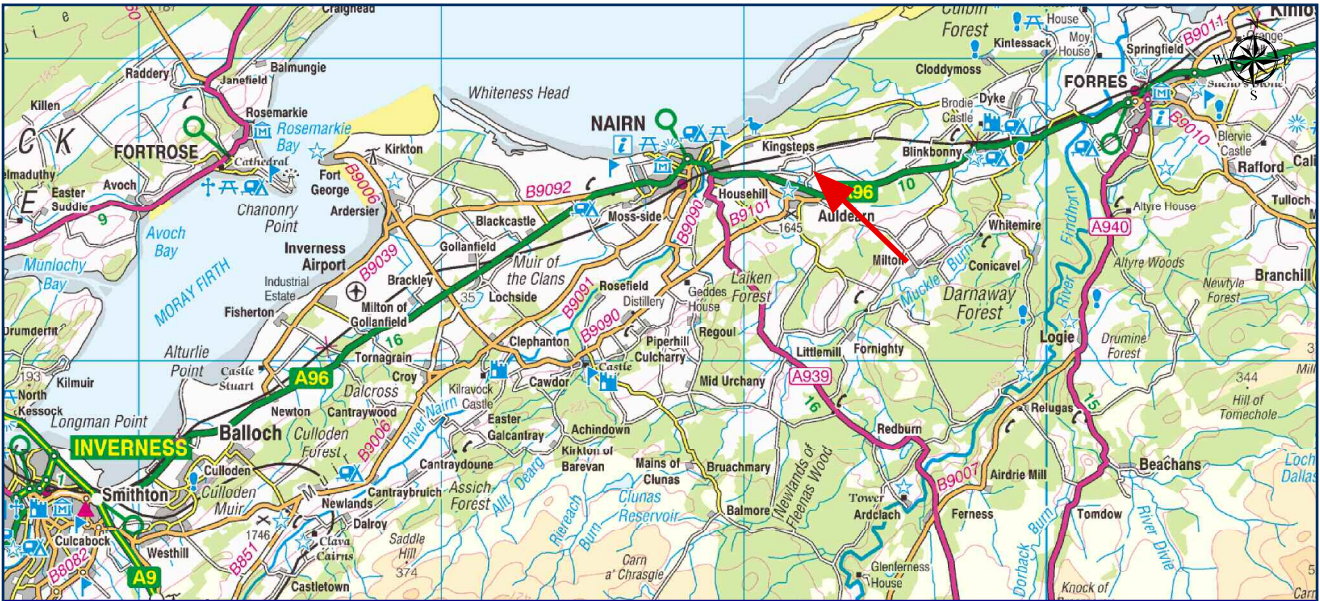
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- Lot Boundary
- Additional Land (2.01 Ha, 4.97 Ac)
- Access

DO NOT SCALE FROM THIS PLAN





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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**  
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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;
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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.

**PROPERTY MISDESCRIPTIONS ACT**

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.

**CF/JS 2207 - Date Prepared 24th October 2008**