

Nairn 6½ miles



Inverness 23 miles

RESIDENTIAL DEVELOPMENT PLOTS

ACHNATONE, NAIRNSHIRE

LAST PLOT REMAINING

Residential development plots, each benefiting from Planning Permission to erect a detached dwelling house. Services on site.

Offers in the region of £82,500

DIRECTIONS

Travelling east through Nairn on the A96, turn right immediately under the railway bridge onto the A939, signposted Grantown-on-Spey. Follow this road for approximately 4½ miles. After the hamlet of Littlemill, continue to follow the road for approximately one mile and the turn off for Achnatone Farm is on the right. Follow the access road up to the existing farmhouse and the plots are to the south-west of the farmhouse.

GENERAL OVERVIEW AND AMENITIES

The development plots at Achnatone enjoy an open outlook over adjoining farmland and beyond to the Moray Firth. Achnatone is situated south-east of Nairn, approximately six miles south of Auldearn, whilst Elgin and Inverness are within easy reach.

Excellent services and facilities are available in nearby Nairn. Schooling is available at Auldearn Primary and Nairn Academy. There are also a number of independent schools in the area.

Nairnshire 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.

LOCAL AUTHORITY

The Highland Council
Council Offices
Glenurquhart Road
INVERNESS
IV3 5NX

Tel: (01463) 702000

POSTCODE IV12 5PU

PLANNING PERMISSION

The development has been granted Planning Permission, References: 00/00089/OUTNA, dated 15th September 2008 and 11/03325/MSC, dated 7th December 2011. Copies of these documents are available from the selling agents. In planning terms, the development is deemed to have commenced and therefore the Planning Permission will not expire.

The purchasers will be required to comply with all conditions contained within the Planning Permission to the satisfaction of the Highland Council. The vendors will grant such servitudes as are required by the purchasers to comply with these conditions.

ACCESS

Access from the public road (A939) is via a private access road. The purchaser of each lot will be liable for a third share of the costs already incurred in upgrading the access roadway to comply with the planning conditions. The cost of future repairs shall be shared on a user basis.

Each plot shall be conveyed together with a 1/3 *pro indiviso* share in a common access area shown hatched brown on the adjacent plan and the owners of Lots 1, 2 and 3 shall each be liable for an equitable share of the future maintenance of this area.

SERVICES

- Water – the vendors have already installed mains water to the edge of the development and purchasers will be responsible for individual connections to the water supply.
- Electricity – the purchasers will be responsible for connecting to the mains electricity supply which the vendors have already upgraded.
- Drainage – the purchasers will be required to connect to a septic tank and soakaway system to be installed at their sole expense and contained within the subjects of sale.

Where services are shared or pass through individual lots, reciprocal rights will be reserved for use, access, maintenance and replacement thereof. The vendors will grant such servitudes as are required by the purchasers to connect to the mains water and electricity.

BOUNDARIES

The purchasers will be obliged to erect, at their sole expense, a wall or fence around each plot and to undertake future maintenance at their cost.

VIEWING

All interested parties may view the sites 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.

ENTRY

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

OFFERS

Offers are sought as follows:-

Lot 2 - Offers in the region of £82,500.

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 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.

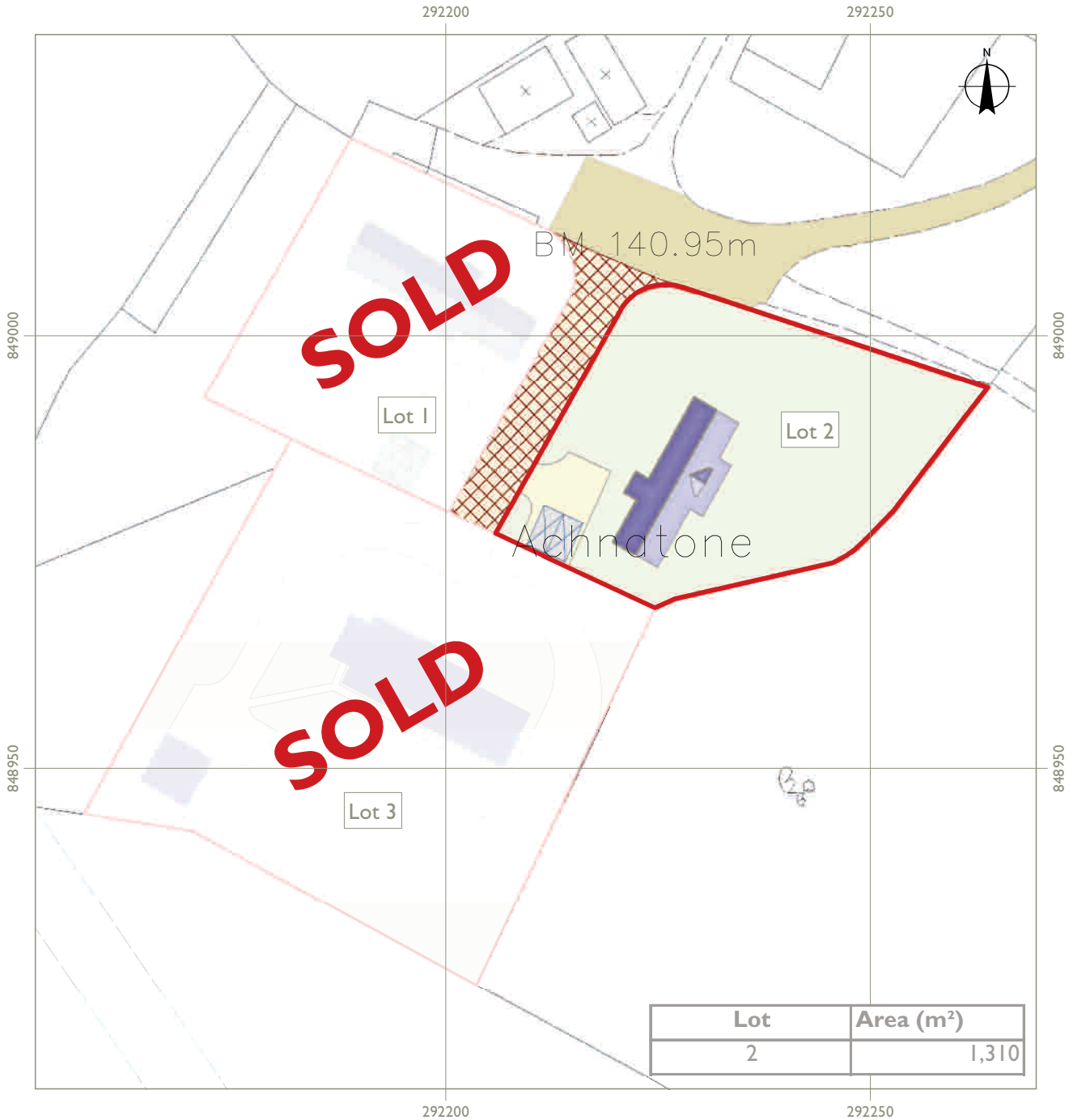
The vendors will not be bound to accept the highest or any other offer for this property.

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

Plots at Achnatone Farm
Littlemill, Nairn



Lot	Area (m ²)
2	1,310

Legend

- Lot Boundary
- Mutual Access Shared with Lots 1, 2 & 3
- Right of Access

DO NOT SCALE FROM THIS PLAN

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 2012. All rights reserved. Ordnance Survey Licence Number 100017943

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 2006. 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/AA/JS/AM 2355 - Date Amended 12th August 2014

01343 890400
www.bowls.com