



Auldearn, Nairn, IV12 5JZ

**Offers Over £110,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Plot for sale
- Planning approved for a four bedroom House
- Water to site
- Electricity nearby
- Rural location
- Planning ref: 21/01632/FUL

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)

Located just outside the attractive village of Auldearn near Nairn, this proposed site for a four-bedroom dwelling house is approximately .22 acres and is surrounded by agricultural land on three sides and a detached farmhouse and land that adjoins the site to the north. A tarmac road that leads through Auldearn is directly to the front of the land.

Surrounded by mature shrubs, the land is level and rectangular; mains water and electricity are nearby, and access is via a shared drive to the farmhouse. The full planning permission includes provision for a four-bedroom detached house, with a drive for parking and areas for front and rear gardens.

When completed, the property has the potential of beautiful views overlooking agricultural land and woodland in the distance. Within commuting distance of Inverness, Nairn, Forres Enterprise Park and Elgin, this site offers a fabulous opportunity for someone who works in any of these areas, or is considering moving to Highlands with their own business.

Benefiting from good broadband and mobile services, well-serviced road links to the site, and a thriving and welcoming community, Auldearn is a desirable location in a delightful and easily accessible part of the Highlands.

#### ABOUT AULDEARN

Auldearn is a quiet village nestled in the scenic Scottish Highlands and seamlessly blends history, natural beauty and community living. Offering the tranquillity of rural life with the convenience of nearby city and town centres, it's an ideal location for those seeking a balanced lifestyle. Landmarks such as the ruins of Auldearn Castle and the unique Boath Doocot attract visitors and history enthusiasts.

Road access to and from Auldearn is via the A96, which links the village to the nearby towns of Nairn and Forres, and the cities of Inverness and Elgin. Inverness Airport is approximately 12 miles away and there is a train station due to open soon at Dalcross near the airport.

The local economy is largely agricultural and there is also a thriving entrepreneurial presence, as well as many people who commute to Nairn, Inverness, Forres and Elgin. This creates a good community dynamic, fusing the charm of rural living with the benefits of urban life.

Despite its size, Auldearn and nearby Nairn, provide essential services to its residents. The village focal point is the 1645 Inn and a good number of independent shops and other amenities such as post offices and restaurants, doctors and dental clinics, are available in nearby Nairn or Inverness.

Auldearn Primary School caters to the youngest residents, while secondary students typically attend Nairn Academy, a short distance away. The village's picturesque landscape and history make it an especially charming location for those considering a move to the Highlands.

#### ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.

#### INTEREST:

It is important your solicitor notifies this office of your interest otherwise the property may be sold without your knowledge. Hamish strongly recommends that you discuss any particular points regarding the property which are likely to affect your interest in the property with them prior to viewing. Interested parties are advised to notify their interest, in writing, with Hamish as a closing date for offers may be set. The seller reserves the right to accept an offer made privately prior to any closing date and further, the seller is not bound to accept the highest, or indeed, any offer. These particulars, whilst believed to be correct do not and cannot form part of any contract.



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**Land Size**

**0.22 ac**





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