

PLOT AT BROOMBANK, AULDEARN, NAIRN IV12 5JY

Offers Over £95,000



A fantastic opportunity to purchase a plot with stunning countryside views set in a semi-rural location

R&R Urquhart LLP

This plot at Broombank extends to approximately 1016 square metres or 0.25 acres and is a flat level plot.

The plot sits at the edge of a small development consisting of a farmhouse and other self-build properties which are now all complete. Accessed off the A96 just East of Auldearn, with the seaside town of Nairn approximately 2 miles drive.

Stunning views can be had from the site over open fields and countryside.

The plot can be bought with Planning in Principle alone, whereby the purchaser has the freedom to design and submit house plans of their own design for Building Warrant.

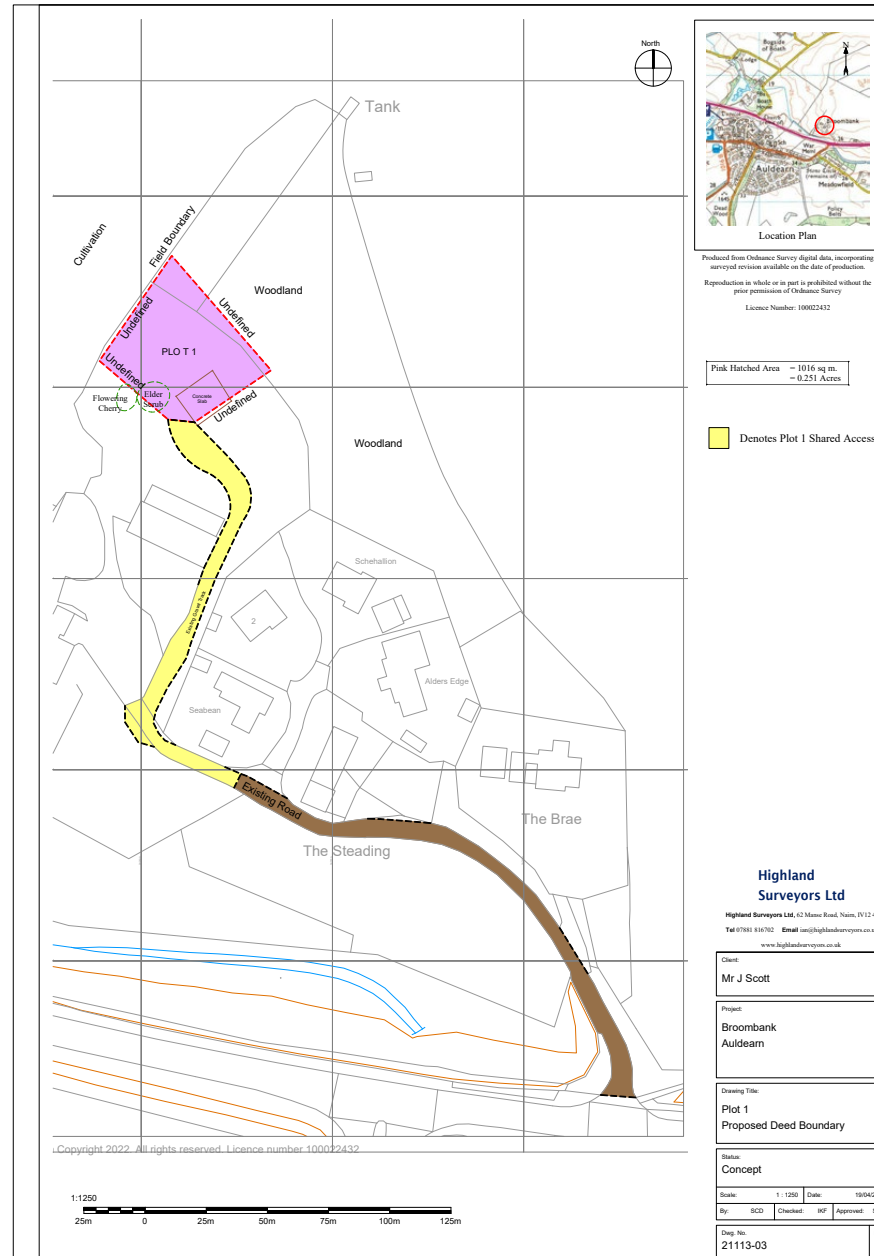
There is also the option to purchase the plot with a building warrant in place and existing plans for a three bedroom 'Hebhome' www.hebhomes.com

The Hehome will be an ultra-modern, energy efficient property and plans are available from the selling agents on request.

The cost of the plot with Hebhomes plans and the building warrant will be £125,000. This includes a £20,000 deposit which has already been paid to Hebhomes by the Sellers.

Mains water and electricity are closeby.

Planning Permission can be accessed via the Highland Council website using reference 22/05643/FUL



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.