

PLOT AT BROOMBANK, AULDEARN, NAIRN IV12 5JY

Offers Over £85,000



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

R&R Urquhart LLP

****** READY TO DEVELOP ******

This building plot has become available with full planning permission, building control approval, and £20,000 deposit already paid for a 3 bedroom Hebhome kit.

The plot is accessed off the A96 just East of Auldearn and approximately 2 miles from the seaside town of Nairn.

This unique opportunity has arisen to move quickly and build your dream home, as the sale price includes the cost of planning, building warrant and a £20,000 deposit for the Hebhome kit which has already been paid by the Sellers.

If the buyer chooses to use the existing plans, building work could commence almost immediately on purchase!

Approximate costs for the reserved Hebhome kit are between £110,000 to £115,000.

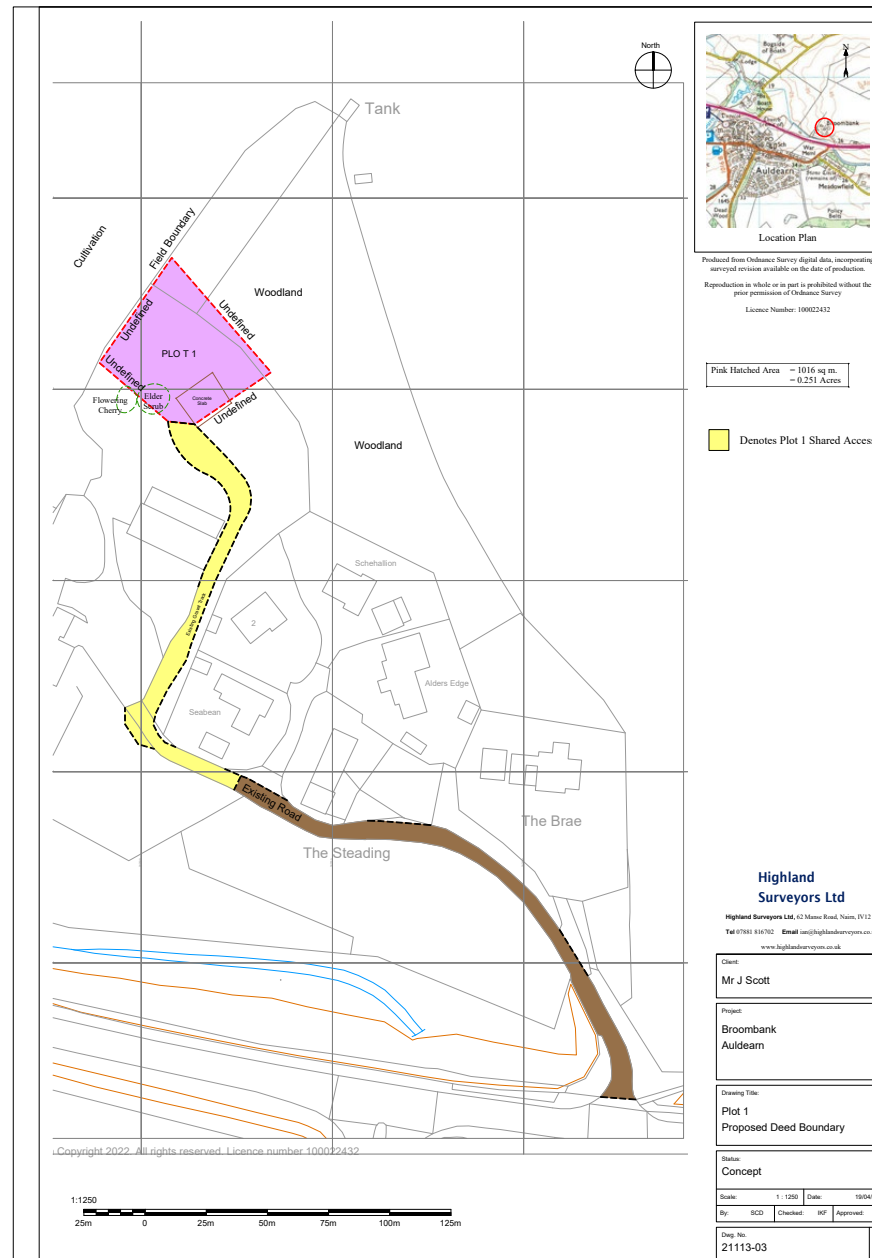
<https://www.hebhomes.com/>

The plot at Broombank extends to approximately 1016 square meters or 0.25 acres and is a flat level site on a elevated position at the edge of a small development consisting of the original farmhouse, and other self-build properties which are now all complete.

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

Mains water and electricity are close by.

Planning Permission details can be found on Highland Council website under 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.

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