



Nairn 5 miles

Inverness 13 miles

TWO RESIDENTIAL DEVELOPMENT PLOTS

BLACKPARK STEADING, ARDERSIER

Two residential development plots, each benefitting from Planning Permission to erect a detached dwelling house.

Offers in the region of £82,500 per plot.

DIRECTIONS

From Ardersier, take the B9092 towards Nairn. After approximately 1.3 miles, at the crossroads, turn left and follow this road until you reach a sharp bend to the right. On this corner, turn left and follow the track until you reach Blackpark on the right-hand side.

From Nairn, follow the A96 west for just under a mile and take the junction signposted B9092 towards Ardersier. After 3 miles, take the right at the crossroads and follow the direction from the crossroads noted above.

There is a location plan on the back page of these particulars.

GENERAL OVERVIEW AND AMENITIES

Blackpark is situated east of Ardersier, approximately 5 miles north-west of Nairn.

Excellent services and facilities are available in nearby Nairn. Schooling is also available in Nairn and there are 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: 01349 886608

POSTCODE

IV2 7QN

PLANNING PERMISSION

The development has been granted Planning Permission, references 09/00671/PIPNA dated 12th August 2010 and 13/00931/MSC dated 10th June 2013. 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 remains extant.

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 (U1062) is via a private access road. The purchaser of each lot will be liable for a share of the cost of future repairs on a user basis.

SERVICES

- Water – it is understood that there is mains water nearby.

- Electricity – the purchasers will be responsible for connecting to the mains electricity supply.
- 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, Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

ENTRY

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

OFFERS

Offers are invited in the region of £82,500 for each plot.

The plots will be sold subject to all existing title conditions.

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

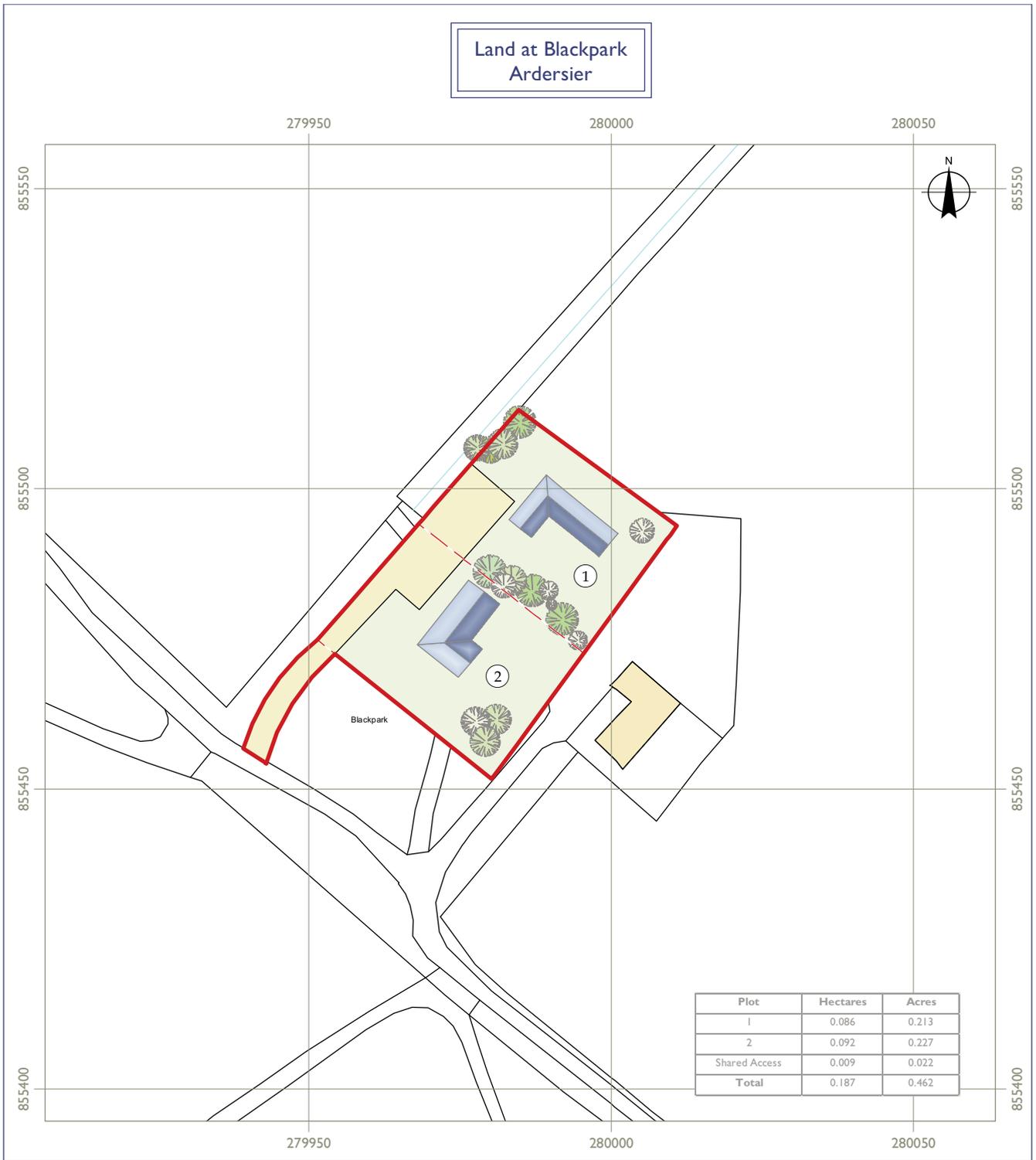
It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendors will not be bound to accept the highest or any other offer for this property.

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 recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.



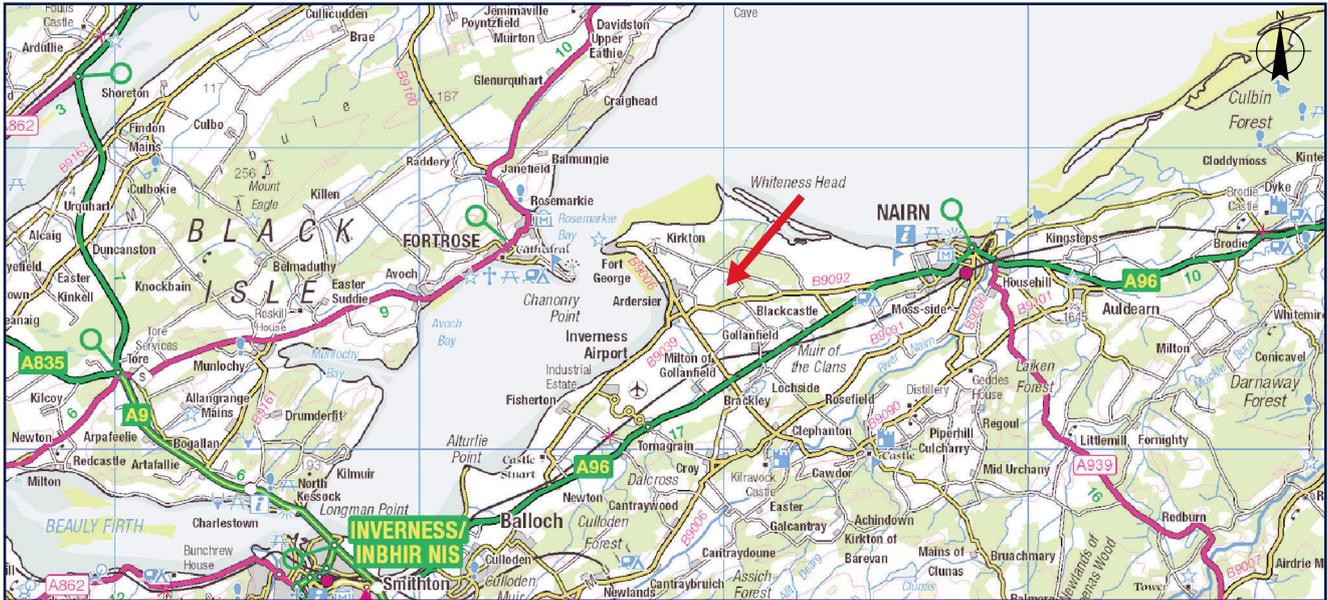
Site Area (Approx): **1,870m²**

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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400



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- Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

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Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts 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.

KSB/MM 2662 Last Revised 26th January 2023

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www.bowlts.com