



**Residential Development Opportunity,
Newton Gate, Nairn, IV12 4RX**

- Popular / sought after location
- Site suitable for residential scheme subject to planning being obtained
- Gross Site Area: 2.88 acres or thereby
- Sale Price: On Application



To arrange a viewing contact:



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LOCATION

This residential development opportunity occupies a site adjacent to the Newton Hotel, Nairn, being a short distance from the A96 trunk road on the western side of the town. It is a popular tourist destination and commuter town approximately 17 miles east of Inverness lying on the shores of the Inner Moray Firth in the north of Scotland.

Nairn benefits from a station on the Inverness to Aberdeen railway line as well as a regular bus service linking west to Inverness and east towards Forres and Elgin. The A96 trunk road passes through the town linking Inverness to Aberdeen. Nairn has a population of circa 12,000 people and benefits from a range of good services and amenities. There is a harbour providing a small marina.

DESCRIPTION

The land is currently awaiting development subject to all consents and permissions being obtained. It has a mix of scrub and mature

trees with hedging adding character to the site. The land is generally level and we envisage access being taken from the single track road serving the hotel. Further details on request. The whole site extends to approximately 2.88 acres or thereby.

SERVICES

We understand that mains water, electricity and drainage are available nearby. Prospective purchasers are advised to make their own enquiries with regard to services for the site.

PLANNING

The development plan allocates the site within an area of open space. The site has a planning history and we would encourage any interested parties to contact us for further information and to discuss a potential scheme.

GUIDE PRICE

On Application.

VAT

Applicable.

LEGAL COSTS

Each party will pay their own legal fees.

ENTRY

By mutual agreement.

INTIMATIONS OF INTEREST

Parties wishing to purchase the subjects are advised to formally note their interest in acquiring the subjects with Messrs Graham + Sibbald.

TECHNICAL INFORMATION PACK

A technical information pack is presently being compiled and can be made available to interested parties.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2018.