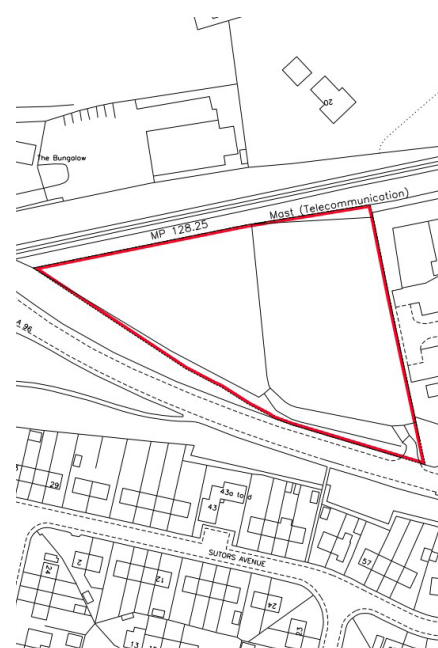
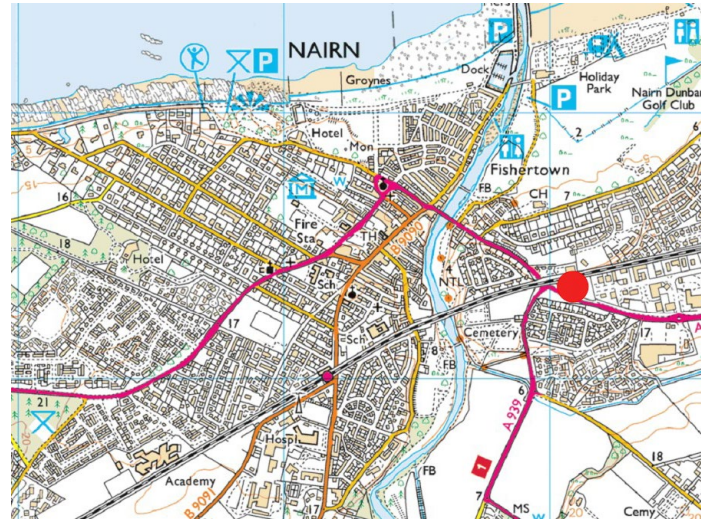




Land at Forres Road, Nairn, IV12 5JX

- Suitable for a variety of uses subject to planning permission
- Strategic development opportunity in a prominent corner position
- Gross Site Area: 2.2 acres / 0.89 Hectares
- Price: On Application
- Fronting onto the A96
- Planning report available





LOCATION

The land at Forres Road is located within the settlement boundary of Nairn. The land is located immediately to the west of Balmakeith Industrial Estate. The industrial estate contains a mix of industrial, storage & distribution and retail warehouse businesses such as Screwfix, Howdens and Asher's Bakery. On the opposite side of Forres Road is a residential area and retail development. The retail area includes Sainsbury's, a petrol filling station, McDonald's and Home Bargains. The railway line runs to the site's northern boundary, and beyond this are primarily residential dwellings.

Nairn is a picturesque town located in the Highlands of Scotland. Situated on the shores of the Moray Firth, it offers stunning views of the coastline and is surrounded by beautiful countryside. The town itself has a charming and historic atmosphere, with its quaint streets lined with Georgian and Victorian buildings. Nairn also boasts a rich cultural heritage, with attractions such as Nairn Museum and the nearby Cawdor Castle, which is steeped in history and folklore. Outdoor enthusiasts will find plenty to do in Nairn, with opportunities for golfing, hiking, and exploring the nearby Cairngorms National Park.

DESCRIPTION

The subjects comprise a level site which is in a prominent corner position. We calculate that the area extends to 0.89 hectares/2.2 acres or thereby.

SERVICES

We understand that the site will benefit from connections to utilities and drainage nearby, however, potential purchasers require to make their own enquiries in this regard.

PLANNING

The site has no specific land use allocation in the adapted Inner Moray Firth local Development Plan (2015).

A full planning report is available from the marketing agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. Should LBTT or Registration Dues be applicable, the tenant/purchaser will be liable.

VAT

All figures quoted are net of VAT.

PRICE

On Application

To arrange a viewing please contact:



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Student Surveyor

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2023