



## RESIDENTIAL DEVELOPMENT LAND

- > GREENFIELD SITE
- > POPULAR AFFLUENT LOCATION
- > PLANNING PERMISSION IN PRINCIPLE OBTAINED FOR 300 HOUSES
- > SITE EXTENDING TO CIRCA 67.58 ACRES
- > EASY ACCESS TO THE A96

# FOR SALE

## RESIDENTIAL DEVELOPMENT LAND, DELNIES, NAIRN, IV12 5NT

**CONTACT:** Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

Nairn (pop. 9,773) enjoys a superb setting on the Moray Firth. Historically it was the “county” town and principal administrative and service centre for Nairnshire. The town’s maritime origins, its development as a Victorian resort, seafront links and pleasure harbour give an exceptional heritage and remain the focus for its appeal. Nairn boasts a wide range of amenities including shops, supermarkets, restaurants, schools, swimming pool, marina and two championship golf courses.

The town has grown over the last 15 years and is popular with commuters to Inverness and Elgin. Nairn is well placed for access to employment in nearby Ardersier, Dalcross and Morayhill. Dalcross Airport lies approximately 9 miles southwest of the town where there are daily flights within the UK and European destinations.

Nairn is served by the main Aberdeen to Inverness railway line. The A96 trunk road connects Inverness, Elgin and Aberdeen and passes directly through the town centre. There is primary and secondary education available in the town.

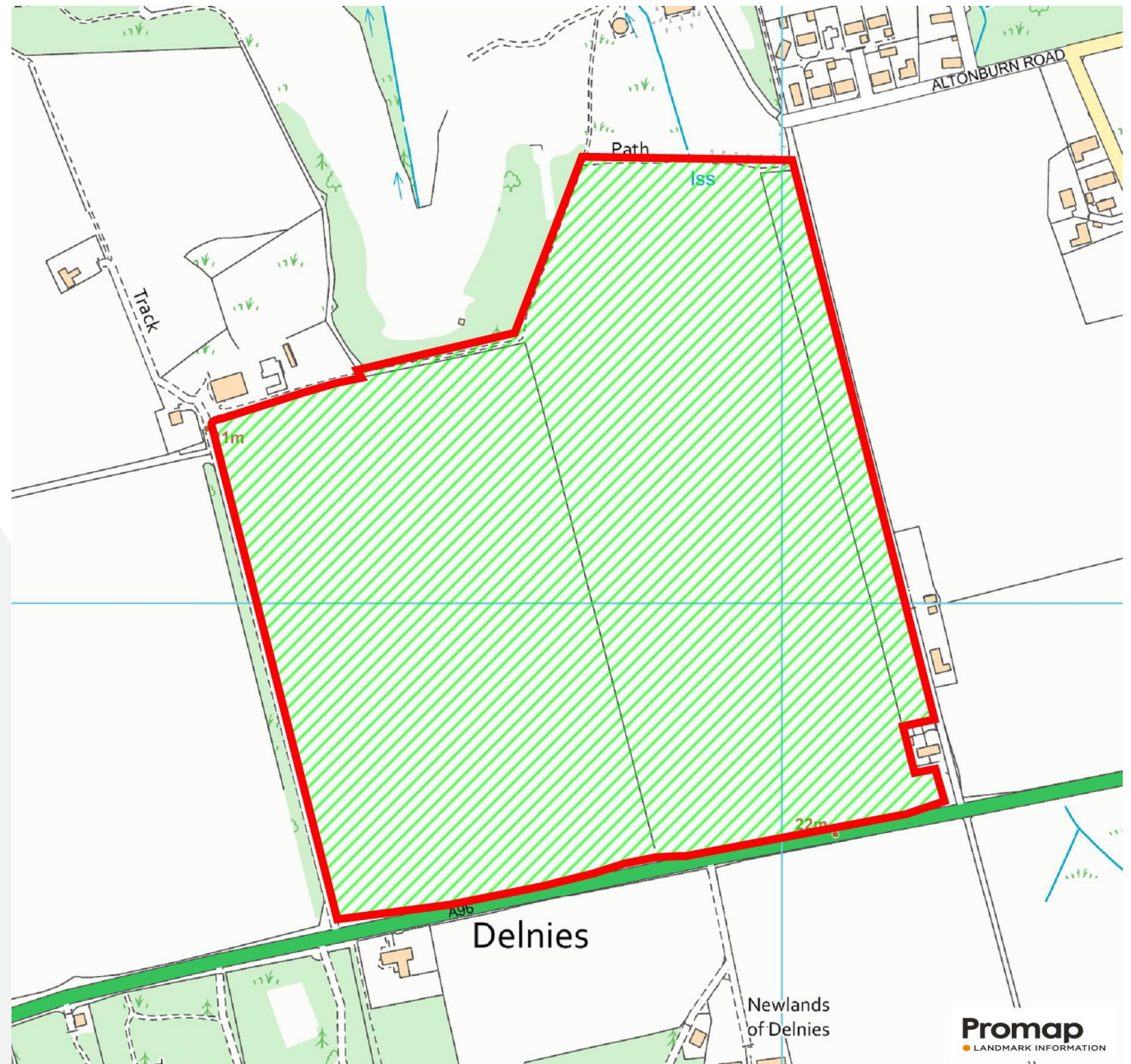
The Scottish government has announced ambitious plans for dualling of the A96 trunk road. The first phase of works will include a Nairn bypass and dualling of the section of road between Inverness and Nairn.

## DESCRIPTION

The subjects comprise a Greenfield development site which extends to approximately 27.35 hectares (67.58 acres).

The southern boundary of the site runs parallel to the A96. Agricultural land runs along the eastern and western boundaries whilst to the north the site is bounded by Nairn Golf Club. We understand that access is to be formed off the A96 and that a new roundabout shall be formed to provide access to the site prior to development commencing.

The site is reasonably regularly shaped and slopes downwards to the A96 to the north. The subjects are currently in agricultural usage and comprise arable land.





## PLANNING

The site is specifically allocated for development within the adopted Inner Moray Firth Local Development Plan, as follows:

Site: NA6 Delnies

Area (ha): 27.27 Uses: 300 Homes, Business, Industrial and Community.

Requirements: Transport assessment; open space provision; primary school land safeguard; footpath/cycleway connections and linkages to wider area; landscaping and woodland replacement; Flood Risk Assessment; and, avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar.

Planning Permission in Principle (Ref 08/00080/OUTNA) was originally granted at Delnies in August 2015 for a mixed-use development comprising of 300 houses; tourism and heritage uses; equestrian and ecological centres; hotel and conference facilities; championship golf course, clubhouse, and golf academy; community woodland; and, country park with associated infrastructure.

Within the approved masterplan which supported this permission, the subject land is specifically identified for 300 houses including an area set aside for a new primary school, a play area, sport pitches and allotments.

This Planning Permission in Principle was recently extended to January 2024 including a new, revised set of planning conditions and an amended S75 Agreement (Refs 20/00599/S42 and 20/01573/S75M).

Click here for further details: [Link to Planning Portal](#)

Initial considerations indicate that the site has the potential to accommodate a larger number of housing units.

Interested parties wishing to explore this opportunity are invited to make further enquiries with the selling agents and/or the local planning department.



**TENURE**

Heritable (Scottish equivalent of Freehold).

**SERVICES & TECHNICAL INFORMATION**

The vendor has not commissioned development consultants in relation to Planning, Flooding and Drainage, Services, Transport and Access nor any other Site Investigations etc.

The purchasers must satisfy themselves in all respects.

**PLANS, AREAS & SCHEDULES**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agents and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.

**BOUNDARIES**

The purchaser is deemed to have full knowledge of all boundaries and both the vendor and selling agents will not be responsible for defining the boundaries or ownership thereof.

**VIEWING**

Strictly by appointment. Please contact the selling agents to formalise arrangements prior to any site visit.

**ANTI-MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.





**METHOD OF SALE**

The vendor is seeking unconditional best offers for their heritable interest in the land.

Letters of Intent setting out the price to be paid and any specific conditions of the purchase are to be submitted to the selling agents, Shepherd Commercial, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA.

Parties should note interest with Shepherd Commercial in the first instance in order to be kept informed of any closing date set and to receive further information.

If a closing date is fixed, prospective purchasers are advised to submit a Letter of Intent at the closing date. The contract to follow thereon will be based on Scottish Standard Clauses and an offer to sell will be issued to the successful purchaser.

Strict timetables regarding the agreed dates of entry will be observed. The owner reserves the right to sell the land without reference to any other party.

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

The sale price will be subject to VAT which shall be payable at the prevailing rate. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Commercial, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA**

**Contact:** Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Tel: 01463 712239 [www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **Publication Date: March 2022**

