

PLOT AT LOCHDHU

Moss-side, Nairn, Highland

Approx. 0.25 acres

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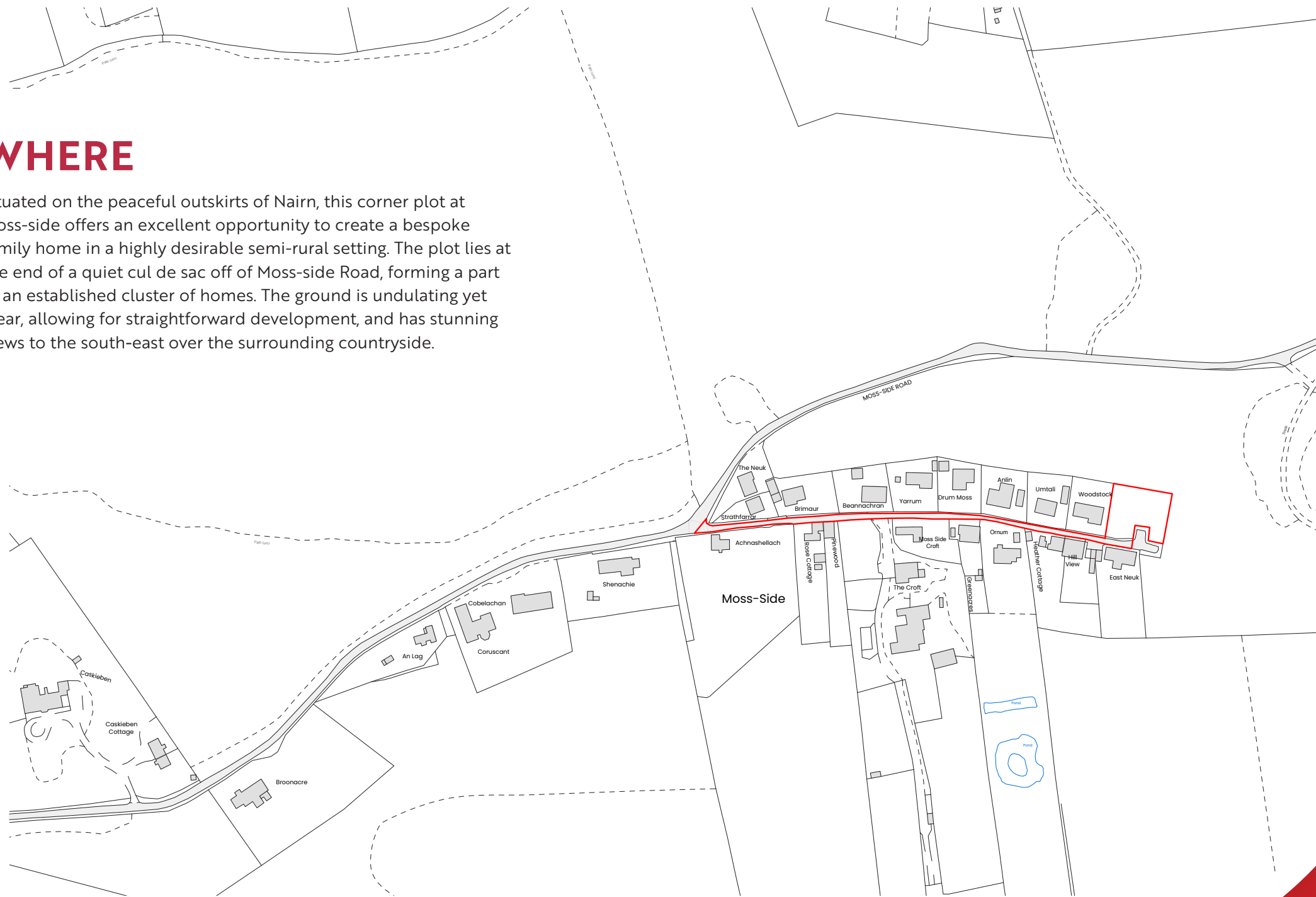
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WHERE

Situated on the peaceful outskirts of Nairn, this corner plot at Moss-side offers an excellent opportunity to create a bespoke family home in a highly desirable semi-rural setting. The plot lies at the end of a quiet cul de sac off of Moss-side Road, forming a part of an established cluster of homes. The ground is undulating yet clear, allowing for straightforward development, and has stunning views to the south-east over the surrounding countryside.





Nairn is situated on the Moray Coast and benefits from good transport and communication links to Inverness and Aberdeen being on the A96 and Inverness to Aberdeen railway line. Regarded as a favourite holiday destination by the Victorians for its mild climate, Nairn is renowned for its extensive beaches and two championship golf courses. Nairn Golf Club in recent years hosted both the Men's and Women's Amateur Championships, the Walker Cup and Curtis Cup. There are a number of primary schools within Nairn as well as a new secondary school which is under construction and due to be completed in 2026.

Inverness is located just 15 miles away and has many facilities commensurate with a regional capital city, including Inverness airport (9 miles away) offering many domestic flights and a number of international destinations. A wide range of schooling options, shopping, hotels, restaurants, and extensive sporting facilities. Inverness is ideally located for exploring the rugged west coast.



DESCRIPTION

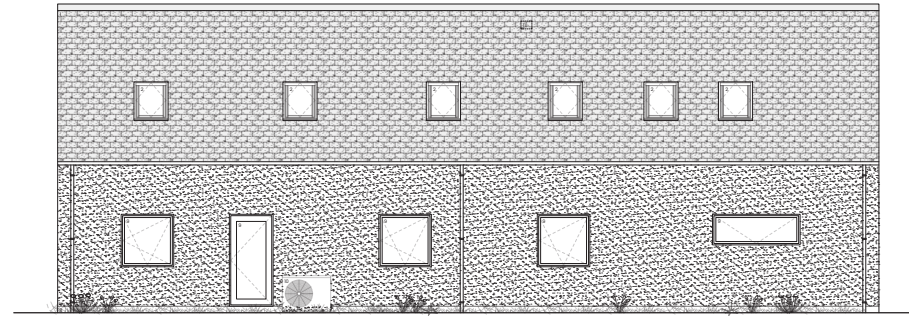
The plot extends to approximately 0.25 acres and benefits from planning permission in perpetuity for a one and a half storey, four-bedroom dwelling with a one-bedroom annex suitable for a variety of uses. The house design can be revised to suit the purchaser's individual requirements. Additional land may be available by negotiation with the seller.

The relevant planning reference is 22/00053/FUL.

The house is designed to include accommodation as follows:

Ground Floor – hall, snug, kitchen/dining area, living room, study, games/music room, utility, playroom/guest bedroom, wet room. Attached one bed annex with a shower-room and living room/dining kitchen.

First Floor – Master Bedroom with en-suite shower and balcony, 3 further bedrooms and a family bathroom.



402.01 PROPOSED SOUTH/SOUTHWEST ELEVATION
1:100



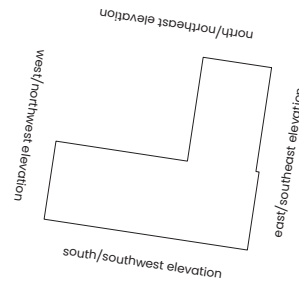
402.02 PROPOSED WEST/NORTHWEST ELEVATION
1:100



notes_

all dimensions to be checked on site.
any drawing errors or divergences are to be brought to the attention of the originator of this drawing.

key plan_



legend_

1. NATURAL SLATE ROOF TILE
2. HIGH PERFORMANCE ROOFLIGHT
3. ALUMINIUM GUTTER & DOWNPIPE
4. WHITE RENDERED BLOCKWORK
5. NARROW FORMAT VERTICAL LARCH
6. NARROW FORMAT HORIZONTAL CHARRED LARCH
7. WIDE FORMAT HORIZONTAL CHARRED LARCH
8. RENDERED BLOCKWORK BASE
9. HIGH PERFORMANCE DOUBLE GLAZED UNIT
10. AIR SOURCE HEAT PUMP
11. TILE EXTRACTION VENT
12. STRUCTURAL GLAZING
14. PPC ALUMINIUM PRESSING

catoe/brown
architecture & landscape studio

project_ house at moss-side
drawing type_ proposed plans
drawing name_ elevations

planning_ 2201/PL/402

date_ january 2022 scale_ 1:100 @ A3
studio@catobrown.co.uk
www.catobrown.co.uk

SERVICES

Mains water, electricity and telecom connections are available in the immediate vicinity.

The provision of the private foul drainage (via treatment plant) facility will be the responsibility of the purchaser and will need to satisfy any statutory requirements of the development. Servitude rights will be granted by the seller for any outfall required.

High speed broadband (FTTP) has recently been installed in the area by Openreach.

Directions

From Nairn, head west out of town along Moss-side Road between the A96 and B9091. After just 2.1 miles, turn the sharp left into the cul de sac, the plot is found on the left-hand side at the end of the houses.

See the Site and Location Plan for more details.

Postcode

IV12 5NZ

What3Words

To find this property location to within 3 metres, download What3Words and enter the following: [///panoramic.subsystem.rare](https://www.what3words.com/panoramic.subsystem.rare)

Local Authority

Highland Council

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars

Solicitor

R&R Urquhart
117-121 High St
Forres
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6. The photographs used within these sales particulars were taken in March 2026.

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