

TIGH BEAG, ACHNATONE, NAIRN IV12 5PU

Offers over £220,000



A fantastic opening has arisen to acquire a partially complete, self-build opportunity in a desirable countryside location. The construction of Tigh Beag commenced approximately 10 years ago and now seeks a purchaser to complete the project.

R&R Urquhart LLP

Although the dream for most is to design and build one's own home, Tigh Beag offers the next best thing. No need to go through the long process of securing a building site, obtaining planning permission, preparing the ground works. This has already been achieved with Tigh Beag.

This is an opportunity to purchase a partially complete self-build which has been brought to a point where the property is wind and watertight. Most rooms have been insulated and plaster boarded and plumbing and electric wiring are in place. No sanitaryware or kitchens have been fitted. However, kitchen and utility units have been purchased and will be included if required.

Tigh Beag is designed to provide generous accommodation with bright and spacious rooms all on the one level. Planning has been granted for bungalow accommodation. However, there is 87m² of functional space in the attic for which plans have been drawn up to accommodate further bedrooms and bathrooms. Initially planning had been applied for and granted for the first floor. However, this lapsed. Reapplying for planning to be reinstated gives the buyer another option to increase the accommodation.

To one end of the property, the design allows for self-contained accommodation comprising a bedroom, bathroom and open-plan kitchen/sitting room, offering income potential.

Tigh Beag is situated in a tranquil setting approximately 6 miles South of the seaside town of Nairn, just off the A939.

Neighbouring Tigh Beag, there is a period Farmhouse, a contemporary family home completed a few years ago and one plot which is still for sale. Therefore, although benefiting from a countryside location Tigh Beag is not remote or isolated. To the sides and rear, the property is bordered by fields and native scrubland, trees and bushes.

Planning documents are available via the Highland Council website or via the selling agent who will also assist with any further queries.





Approx. Dimensions

Lounge	5.36m x 3.71m
Kitchen	5.36m x 4.42m
Utility room	2.11m x 1.80m
Bathroom 1	2.25m x 2.11m
Bedroom 1	4.25m x 2.70m
Bedroom 2	3.45m x 3.12m
Bathroom 2	2.30m x 1.80m
Bedroom 3	3.15m x 2.80m
Sitting room/kitchen	6.45m x 3.36m

Extras Included

Wood burning stove – not yet connected

Heating	Solid fuel via a wood burning stove
Double Glazing	Timber double glazing
Council Tax	To be assessed when house complete
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.