

PLOTS AT DRUMORE OF CANTRAY
BALFREISH, CAWDOR, NAIRN, HIGHLAND



PLOTS AT DRUMORE OF CANTRAY, BALFREISH, CAWDOR, NAIRN, HIGHLAND

Two generously sized plots in a stunning rural setting
in Strathnairn

Nairn 11 miles ■ Inverness 12 miles

Plot 1. About 0.28ha / 0.70 acres (ref: 23/03359/FUL) – offers
over £140,000

Plot 2. About 0.19ha / 0.48 acres (ref: 23/03359/FUL) – offers
over £130,000

- Two excellent individual building plots with full planning permission
- Each with consent for a detached 3 bedroom house
- Charming, rural location only 25 minutes from Inverness
- Mains water and electricity on site
- Close to a wide range of amenities

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

The plots at Drumore of Cantray are set in a beautiful rural location in the heart of the rolling Nairnshire countryside in the Scottish Highlands. The plots and surrounding area provide a picturesque setting for the proposed new houses with the area typified by rolling farmland, woodland and scattered small villages and houses. Nairnshire is a historical small county lying between Inverness and Moray, benefiting from a mild climate and with a varied and beautiful countryside, from its coastline with wide sandy beaches to rugged inland hills and moorland. The county is popular for its salmon fishing, shooting and golf, with two championship courses in Nairn as well as Caboc (formerly known as Castle Stuart) which has hosted the Scottish Open. In addition, excellent sailing can be enjoyed from both Nairn and Findhorn. Inverness, about a 25 minute drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe. Primary schooling is available at Cawdor and secondary schooling at Nairn Academy, while Gordonstoun Independent School is some 32 miles away at Duffus.

DESCRIPTION

The Plots at Drumore of Cantray comprise two 2 separate but adjoining building plots located off a minor public road that runs through Strathnairn to the south of Croy. The plots sit in a desirable and attractive position in Strathnairn and have a fine north-westerly aspect.

Each respective plot has full planning permission to erect a detached house with mains water and electricity provided to each site. The relevant planning reference for both plots is 23/03359/FUL with permission granted to erect two substantial three bedroom dwellings with accommodation over one and a half storeys and extending to about 170m². Each house is proposed to have a porch, hall, an open plan kitchen / living / dining area, study, utility room, shower room and 3 bedrooms (the two first floor bedrooms are 'en suite'). The larger of the two plots, Plot 1, extends to about 0.286ha / 0.70 acres and includes the driveway access to Plot 2 which being smaller extends to about 0.198ha / 0.48 acres.

For further detail relating to planning, visit the Highland Council Planning Department website at <https://wam.highland.gov.uk/wam/>

SERVICES

Mans water and electricity area available on site. Foul drainage will be to a private facility to be compliant with all necessary regulations. Purchasers must satisfy themselves as to the availability of services on site.

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

The sites will be served by mains water and electricity supplies. Buyers will require to satisfy themselves as to the adequacy of such services. Foul drainage will be to a private facility to meet all necessary regulations as stipulated by the Planning Authorities.

DIRECTIONS

From Nairn, head south-west out of town on Balblair Road (B9091). After about 6 miles, turn left at the crossroads in the small hamlet of Clephanton onto the B9090. After 0.7 miles, turn right at T junction onto the Old Military Road signed to Galcantray. Continue for about 3.1 miles where the plots are located on the left hand side. See site and location plans for details.

POST CODE

IV12 5XY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: surpassed.engages.belly

SOLICITORS

R&R Urquhart (Forres /Nairn)

LOCAL AUTHORITY

Highland Council



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.





Drumore of Cantray, Cawdor, Nairn

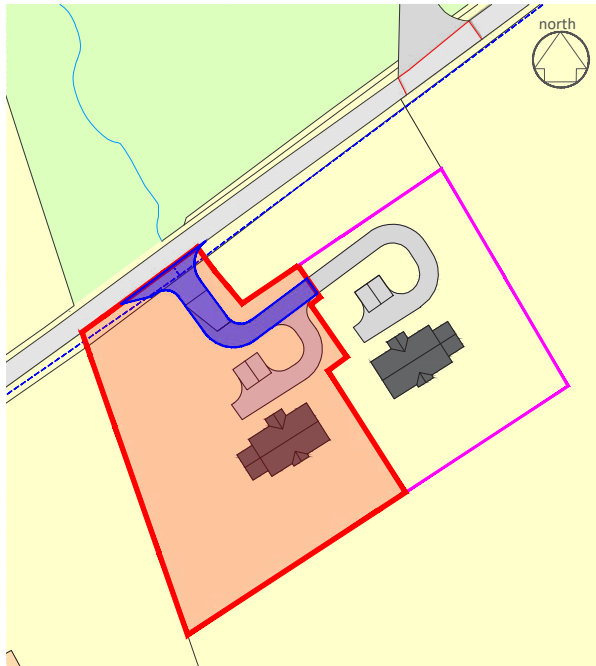


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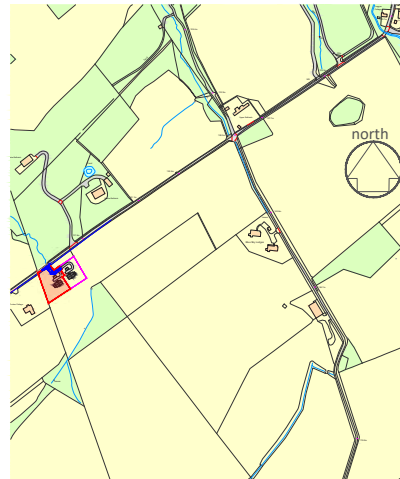
planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

Drawing Title Scale at A3 Date: Drawing No. 1:2500



Plot 1, Drumore of Cantray, Cawdor, Nairn



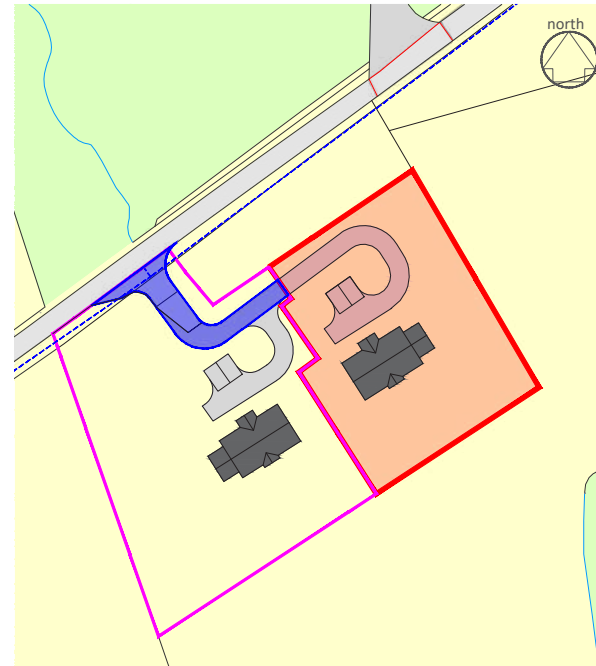
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Grid red = NH 79598 46440

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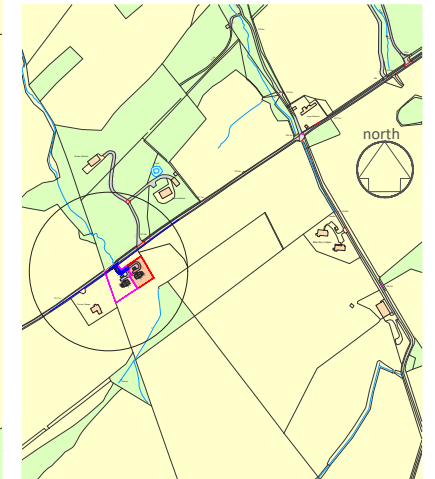
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Plot 2, Drumore of Cantray, Cawdor, Nairn



area shaded red = 0.198ha otb
Grid red = NH 79621 46457

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Drawing Title Scale at A3 Date: Drawing No. 1:2500



Front Elevation



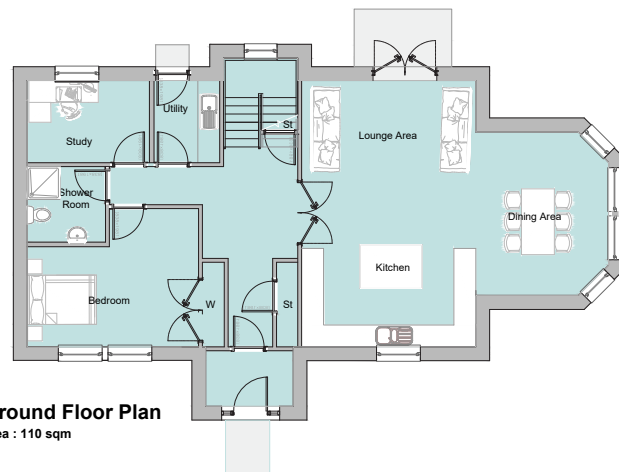
Side Elevation



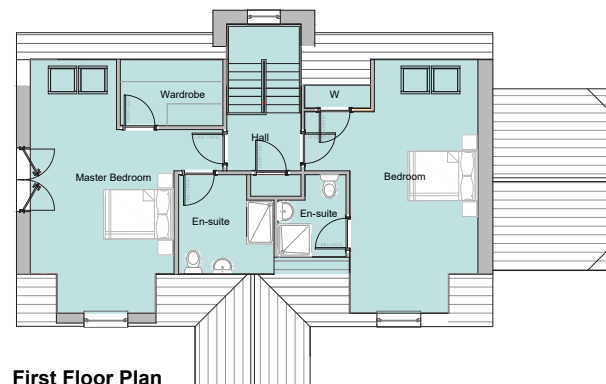
Rear Elevation



Side Elevation



Ground Floor Plan
area : 110 sqm



First Floor Plan
area : 70 sqm



Rev.	Description	Drawn	Date
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Tel: 01463 237229
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Client
W D Stephen & Co

Project
Operational Need & Retirement
Houses at Drumore of Cantray,
Cawdor, Nairn

Drawing
House 1
Floor Plans & Elevations

Status
PLANNING

Scale 1:100	Sheet A2
Drawn CL	Check -
Date 14.07.23	Rev
Drawing No: 10224 PL200	X



Front Elevation



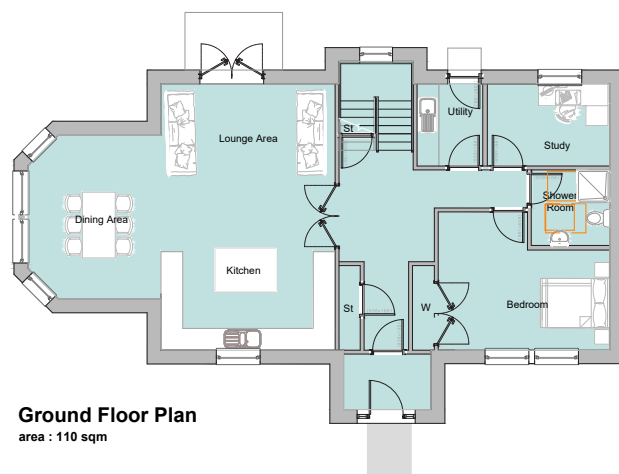
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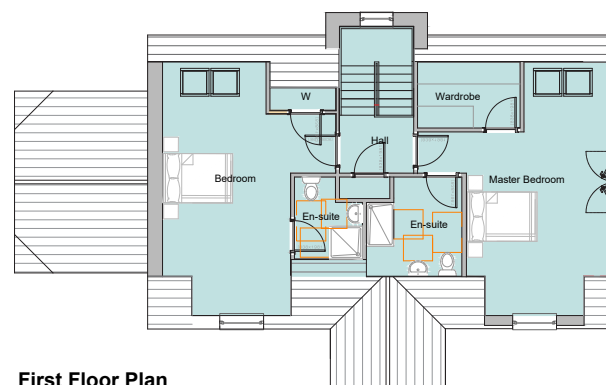
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Side Elevation



Ground Floor Plan
area : 110 sqm



First Floor Plan
area : 70 sqm



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