

CULAIRD FARMHOUSE

TORNAGRAIN, CROY, INVERNESS, HIGHLAND



Galbraith



CULAIRD FARMHOUSE, TORNAGRAIN, CROY, INVERNESS, HIGHLAND

An outstanding opportunity to create a wonderful home in a highly desirable position near Tornagrain.

Tornagrain Town centre 0.2 miles □ Inverness Airport 2 miles
Inverness 9 miles

- Wonderful edge of town location
- Building Warrant for a delightful 2 bedroom house
- Mains electric and water on site
- Elevated position with far reaching views
- Close to a wide range of amenities

Offers Over £150,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Around 2 miles from Inverness Airport and 9 miles from Inverness city, Culaird Farmhouse sits in an enviable position overlooking the new 'sustainable' town of Tornagrain and enjoys an easily accessible semi-rural setting. Nearby, Tornagrain provides basic day to day amenities including a convenience shop, pharmacy and coffee shop. Primary schooling is close by at Croy and a new primary school is due to open in Tornagrain in August 2027 whilst secondary schooling is available at Culloden Academy. There is a train station about 1mile away whilst Tornagrain has good public transport connections with regular buses to Inverness, Nairn and eastwards to Aberdeen.

Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife, which together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

DESCRIPTION

Culaird Farmhouse is an attractive traditional farmhouse located on the southern edge of the highly desirable new 'sustainable' town of Tornagrain. The town, Airport and Inverness are all within an easy commute and in general the area is very popular amongst buyers.

The farmhouse is constructed of stone under a slate roof and has been stripped back and boarded up, presenting the market with an effective blank canvass to create a wonderful new house on site. Full building warrants have been obtained to create a wonderful detached home on site with accommodation extending to about 61m2 (Net internal area) provided over a single story and

including a porch, an open plan kitchen / dining / sitting room, a bathroom and 2 bedrooms one of which has 'en suite' facilities. There are extensive garden grounds which are mainly enclosed by various mature trees and the property enjoys a wonderful view northwards across the Moray Firth. Mains water and electricity are available on site whilst foul drainage would be to a private facility.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains on site	Mains on site	Private - tbc	Freehold	none	To be assessed	Available in area	Available in area	n/a

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

DIRECTIONS

From Inverness, head east on the A96 for about 6.6 miles before turning right (3rd exit) signed to Tornagrain at the Airport roundabout. Continue through the town on Croy Road and immediately on exiting the built up area, turn right onto an unmetalled single track. Continue for about 0.1 miles where Culaird Farmhouse is located on the right hand side at the end of the track.

POST CODE

IV2 5AX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: detect.spans.intensely

SOLICITORS

Gillespie Macandrew (Edinburgh)

LOCAL AUTHORITY

Highland Council

CONDITIONS OF SALE

The vendor, Moray Estates Development Ltd. Request that the purchaser either constructs the building as per the existing building warrant and planning consent, or, should the purchaser look to amend these plans, any new house meets the design criteria as stipulated in the Tornagrain Phase 1a Design Code. Details are available from the selling agent.

Right of Pre-emption

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

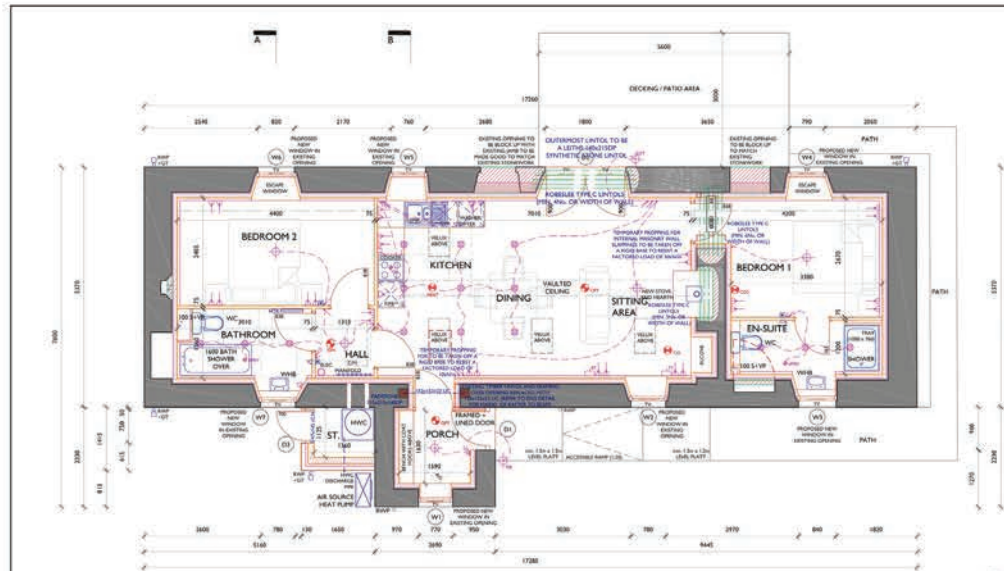


ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

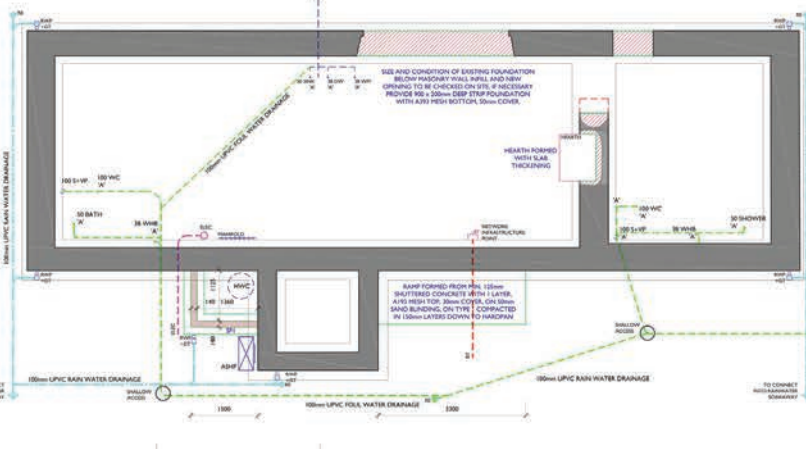
IMPORTANT NOTES

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 October 2024



GROUND FLOOR PLAN
SCALE 1:50

SECTION OF ACCESSIBLE RAMP SCALE 1:20



FOUNDATION PLAN
SCALE 1:50

LEGEND:

- PENDING LIGHT FITTING
- EXTERNAL LIGHT FITTING
- EXTERNAL F/RO LIGHT FITTING
- DOWNLIGHTER
- LIGHT SWITCH
- ISOLATOR SWITCH
- FUSE
- FUSE SWITCH
- 30 AMP COOKER OUTLET
- DOOR BELL
- WATER POINT (single)
- TELEVISION POINT
- FLOOR DISTRIBUTION BOARD
- 100 QUANTER EXTRACT FAN
- DECENTRALISED CONTINUOUSLY RUNNING EXTRACT FAN
- EXTRACT FAN FITTED WITH HUMIDISTAT
- ROOM THERMOSTAT
- UP HEATING SENSOR
- HEATED TOWEL RAIL
- PHOTOCELL
- EXTERNAL TAP + GRATE
- 5msm KNOXING SMOKE DETECTOR
- 5msm OPTICAL SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON DIOXIDE MONITOR

SPECIFICATION:

FOUNDATION PLAN	
100 - 150	150 - 200
200 - 250	250 - 300
ROOFING	
100 - 150	150 - 200
200 - 250	250 - 300
WINDOWS	
100 - 150	150 - 200
200 - 250	250 - 300
WALLS	
100 - 150	150 - 200
200 - 250	250 - 300
FLOORS	
100 - 150	150 - 200
200 - 250	250 - 300

CONSTRUCTION NOTES:

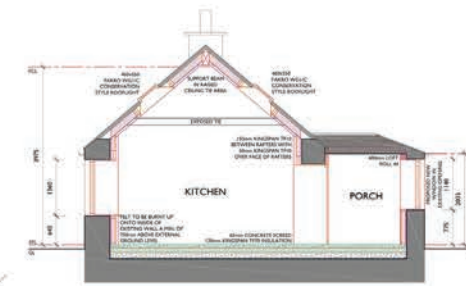
FOUNDATION:
ALL BELOW GRADE WORKS TO BE IN ACCORDANCE WITH BS 8004:1990 'CODE OF PRACTICE FOR DESIGN OF RETAINING WALLS AND FOUNDATIONS' AND THE REQUIREMENTS OF BS 5945:1990 'REQUIREMENTS FOR FOUNDATIONS OF STRUCTURES'.

ROOFING:
ALL ROOFING TO BE IN ACCORDANCE WITH BS 5262:1991 'REQUIREMENTS FOR ROOFING OF BUILDINGS' AND THE REQUIREMENTS OF BS 5262:1991 'REQUIREMENTS FOR ROOFING OF BUILDINGS'.

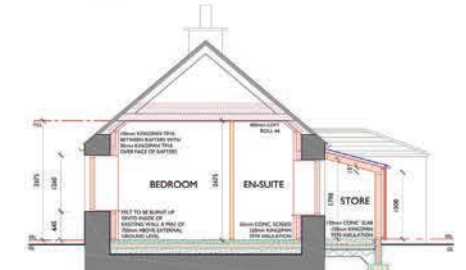
WINDOWS:
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WALLS:
ALL WALLS TO BE IN ACCORDANCE WITH BS 5628:1990 'REQUIREMENTS FOR WALLS' AND THE REQUIREMENTS OF BS 5628:1990 'REQUIREMENTS FOR WALLS'.

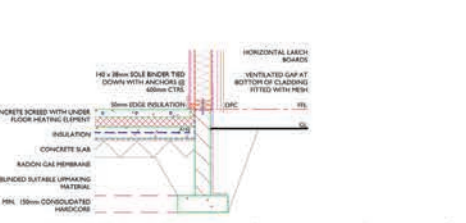
FLOORS:
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SECTION B-B
SCALE 1:50



SECTION A-A
SCALE 1:50



SOLUM DETAIL
SCALE 1:20

The Highland Council Building Standards Service
Building Warrant reference: 23/022202040
APPROVED ON: 23/02/2024

CTA (SCOTLAND) LTD
architect
175427 072431

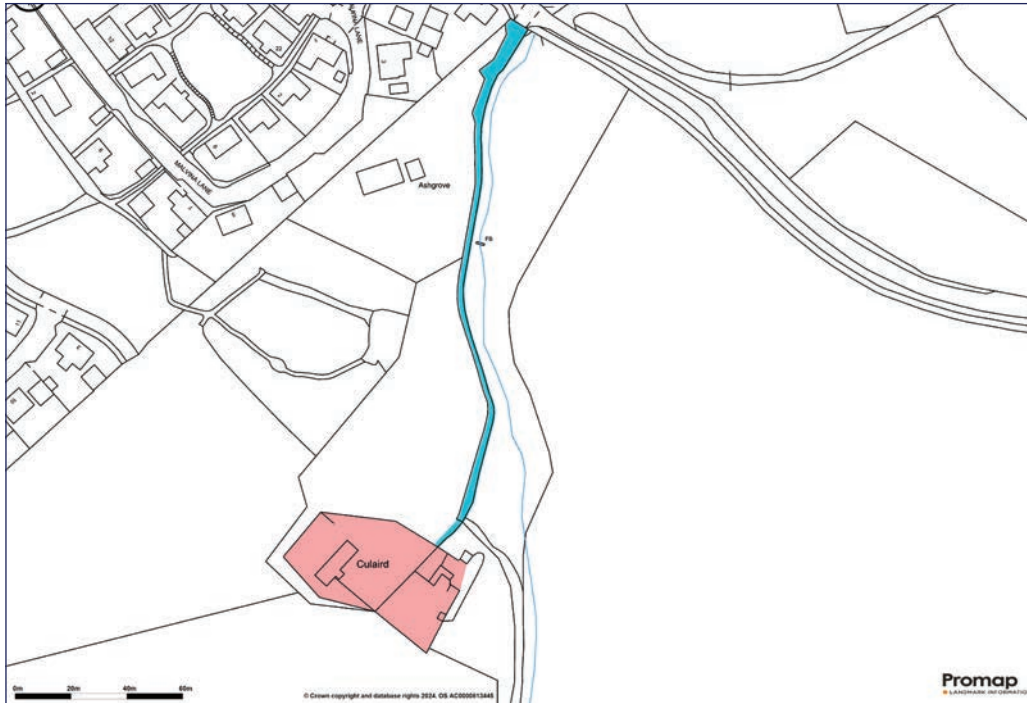
PROPOSED RENOVATION AT:
CULAIRO COTTAGE
TORNAGRAIN
INVERNESS
FORNAGRAIN ESTATES DEVELOPMENT LTD

REV A - RM + RM COMMENTS - 07 JULY 2023

Scale: 1:50 - 1:50 (A1)

Issue: 01
Date: APRIL 2023
Scale: 1:50 - 1:50 (A1)

11/21/02-30
IF IN ANY DOUBT ASK US! 01243





Galbraith