




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Remore Steading

LOWER REMORE, NAIRN, HIGHLAND, IV12 5UZ

LOWER REMORE Highlands

This fantastic development opportunity enjoys an amazing rural location eight miles from the popular seaside town of Nairn. An easy drive gives access to the modern Nairn Town and County hospital, local shops, Post Office, railway station, hotels and restaurants.

A popular holiday destination since Victorian times, Nairn has a host of features which continue to offer an unforgettable leisure experience. You can enjoy sandy beaches, the busy harbour, walks along the riverside and promenade which has fantastic, far reaching views over the Moray Firth. The famous Nairn East beach stretches for miles all the way along the coast to Findhorn. The town is home to Nairn Golf Club, host course of The Walker Cup in 1999, whilst not forgetting the ever popular Nairn Dunbar Golf Course. Other championship courses include the famous Royal Dornoch Golf Course and Castle Stuart .

Nairn is sixteen miles from the Highland's capital city of Inverness where an even wider range of facilities are available. Acknowledged to be one of the fastest growing cities in Europe, nearby Inverness provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport is nine miles away and is well connected to other UK and overseas destinations.

The Scottish Highlands are a magnet to lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park. The ruggedness of the North West Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



Nairn Bandstand Towards Black Isle | River Findhorn at Dulsie Bridge | Cawdor Castle

AERIAL OF STEADING





REMOTE STEADING Highlands

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase a traditional, Victorian stone, former farm steading built in 1892 on the former Lethen Estate and designed by the prodigious Inverness architect, William MacIntosh, Snr.

This exciting development property is located in a quiet and secluded rural position off the A939, the main road from Nairn to Ferness and was granted Full Planning Permission for conversion to residential accommodation per Highland Council Planning Reference No: 06/00192/FULNA.

Previous architect produced designs for this luxury project included plans for a gymnasium and swimming pool. The sweeping arches at the front of the building would ideally be complimented by full glass windows giving magnificent views to the surrounding countryside whilst offering appealing exterior values. The final layout of the accommodation would be left to the imagination of the buyer.

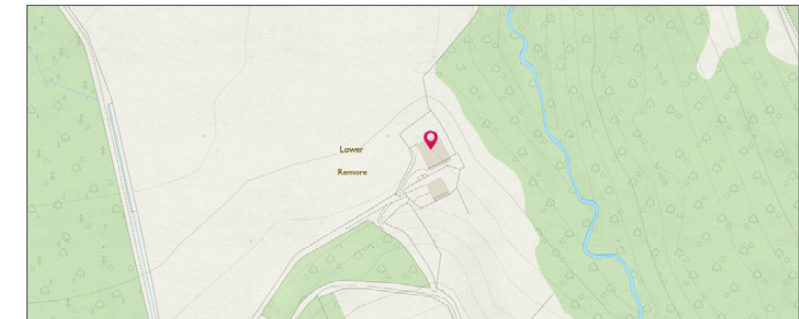
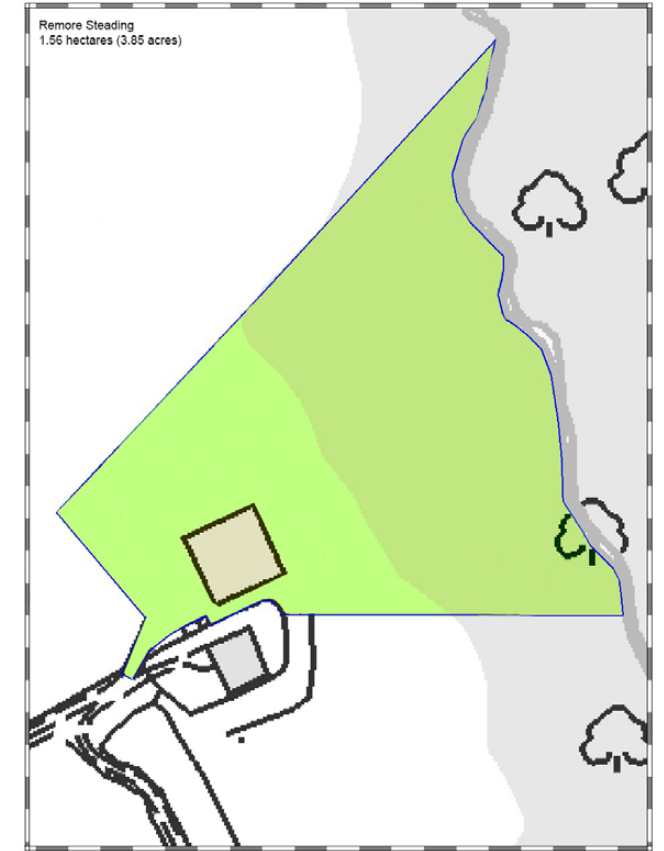
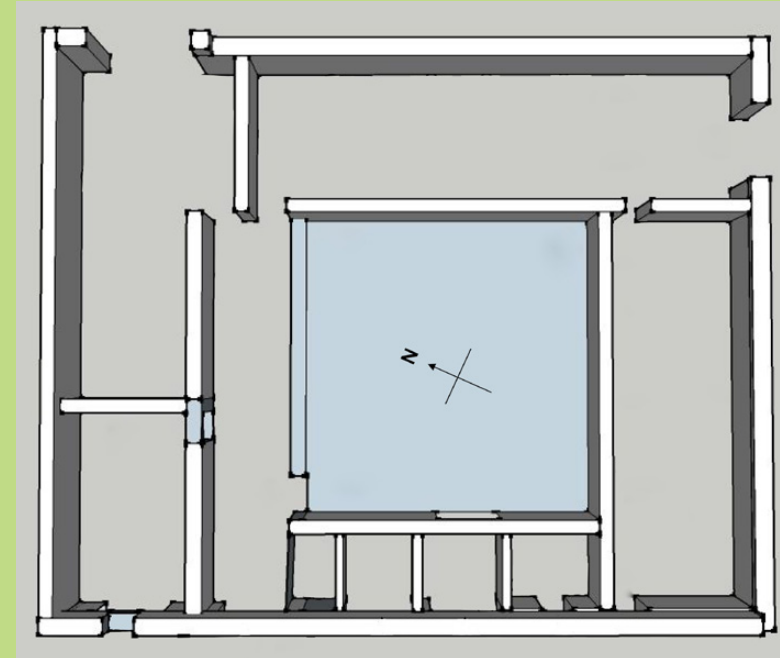
The 500 square metre footprint of the building itself, is enhanced by the fact that the surrounding land of approximately 1.56 hectares (approximately 3.85 acres), is also included as part of the sale enabling further development e.g. equestrian activities could be considered.





SPECIFICATIONS

Site | Location Map





View from Steading Towards Black Isle Hills


McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BRYONY STEWART
Designer