



Peter Graham & Associates

— CHARTERED SURVEYORS —

**RESIDENTIAL DEVELOPMENT PLOTS
HANGINGFOLDS STEADING
BIRNIE, ELGIN, IV30 8RP**



Stone agricultural steading and adjoining land, extending to 0.402 hectares (0.99 acres) or thereby.

Set in open countryside with spectacular views, and benefiting from full planning consent to convert to a principle residence and 2 cottages.

Elgin - 6 miles

Inverness - 44 miles

Aberdeen - 69 Miles

OFFERS OVER £170,000

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Fothes Farmhouse, Birnie, Elgin, Moray, IV30 8ST Tel: 01343 862969 Fax: 01343 862967 Email: mail@petergassoc.co.uk

HANGINGFOLDS STEADING

BIRNIE, ELGIN, IV30 8RP

Introduction

This is an opportunity to develop a 0.402 hectare (0.99 acre) site with full planning permission for conversion of a traditional stone steading complex into a principle residence and 2 cottages.

Situation

Hangingfolds Steading is set in open countryside, with spectacular views overlooking the River Lossie Valley and the Moray coast, within easy travelling distance of Elgin.

The area is popular for outdoor pursuits, with sailing opportunities at Lossiemouth and Findhorn and links golf courses at Lossiemouth and Nairn. Salmon and trout fishing are available on the local rivers of the Spey, Lossie and Findhorn and there is also the Glen of Rothes Trout Fishery nearby. Winter sports are available at the Lecht and Cairngorm resorts.

Elgin benefits from an extensive range of local amenities traditionally found in an historical market town, including a hospital, supermarkets and leisure & recreational facilities. Private schooling is available nearby at Gordonstoun.

There are airports at both Aberdeen & Inverness connecting to London's airports and a mainline railway link at Elgin connecting to both Aberdeen & Inverness.

Directions

Leaving Elgin on the A941 (Elgin to Rothes Road) after 2.7miles turn right, after 1.3 miles turn left at T junction, follow this road for 1.4 miles; take private road on left past Keepers Cottage to Hangingfolds. The track rises after 0.25 miles Hangingfolds Steading is located on your left.

Description

A traditional stone steading complex with a partially slated roof set in a rural location. The steading has full planning permission for conversion to 3 properties. This offers a unique opportunity for a 4/5 bedroom principle residence and 2 futher cottages which would be ideal for using as a holiday let business. There is provision for off road parking, along with communal and private gardens.

As a whole extends to 0.692 hectares (1.71 acres) or thereby.

Planning Permission

Moray Council granted full planning permission (07/01255/FUL) on 11th October 2007 for the change of the use and conversion of the farm steading to 3 dwellinghouses in line with the reserved matters highlighted with in the full planning permission. The full planning permission is available to view at both the Joint Selling Agents offices.

Access

Access from the public road will be by private road. The purchaser will be granted a servitude right of access over the access, and maintenance will be on a user basis.

Fencing

The seller will erect the march fencing, and thereafter maintenance will be mutual with the neighbouring proprietors.

Services

The site is serviced with a private water supply, which will be subject to an equitable maintenance obligation and mains electricity.

All service connections will be the responsibility of the purchaser, the capacity of the services have not been tested and purchasers should make their own enquiries with the relevant authorities. The purchaser will be required to connect to a septic tank and soakaway system to be installed at the purchaser's sole expense and contained within the subjects' sale.

Viewing

Strictly by appointment with the Selling Agents Peter Graham and Associates 01343862969.

Closing Date

A closing date may be fixed and prospective Purchasers are advised to register their interest with the Selling Agents. Prospective Purchasers should note that unless their interest in the property is registered, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without notice.

Deposit

A deposit of 10% of the purchase price will become payable to the Seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may have taken entry. If the Purchaser fails to make payment within 14 days of the entry date with all accrued interest, the Seller shall be entitled to resile from the missives and to resell the property without prejudice to their rights to recover from the prospective Purchaser any loss incurred.

Title

The Title Deeds are available for inspection by a prospective Purchaser or his agent at the offices of the Sellers Solicitors. Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

Local Authority

Moray Council, Council Offices, High Street, Elgin, Moray, IV30 1BX Tel: 01343 563000

Seller's Solicitors:

Murray Snell WS, 40 North Castle Street, Edinburgh, EH2 3BN
Tel: 0131 625 6625 Fax: 0131 625 6626

Joint Selling Agents:

Bidwells, Alder House, Cradlehall Business Park, Inverness, IV2 5GH Tel: 01463 796050 Fax: 01463 798246
Email: athompson@bidwells.co.uk

Agent's Note

For clarification we wish to inform prospective Purchasers that we have prepared these sales particulars as a general guide. If communications, condition of the property, situation or other such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

These particulars do not constitute an offer or contract or part thereof. Peter Graham & Associates do not make or give either in these particulars or during negotiations or otherwise, any warranty or representation whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any omission, error or mis-statement in these particulars.

Details prepared June 2008.