



CONSENTED RESIDENTIAL DEVELOPMENT PLOT 0.2 HA (0.5 ACRES)

CROSSHILL NEAR DUFFUS, IV30 5RJ



**PETER GRAHAM
& ASSOCIATES LLP**
CHARTERED SURVEYORS

CONSENTED RESIDENTIAL DEVELOPMENT PLOT 0.2 HA (0.5 ACRES)

CROSSHILL NEAR DUFFUS, IV30 5RJ

An opportunity to purchase a good sized 0.2 ha (0.5 acre) house plot which benefits from full planning permission (17/00678/APP) for the erection of a contemporary 3 bedroom 1 ½ storey dwelling house with garage.

FOR SALE
OFFERS OVER
£80,000

SELLING AGENT

Peter Graham & Associates LLP

Coneloch, Longmorn, Elgin, Moray IV30 8SN

T: 01343 862969 | Fax: 0871 8130830 | Email: mail@petergassoc.co.uk

WWW.PETERGASSOC.CO.UK



SITUATION

The plot is situated approximately 1 mile from the village of Duffus and also within easy commuting distance of Elgin and the A96 trunk road between Inverness and Aberdeen which are 5 miles away. The site is well located for service personnel stationed at either RAF Lossiemouth (5 miles) or Kinloss Army barracks (8 miles).

DIRECTIONS

The land is located approximately 1/3 mile up a tarred access road off the B9012 Elgin to Hopeman road.

DESCRIPTION

The plot sits in a level and well situated position at approximately 5 m above sea level.

LOCAL AREA

Situated in the Laich of Moray, one is within easy reach of the stunning Morayshire coast famed for its beaches and cliff paths. It is a great area for outdoor enthusiasts due to easy access to the mountains for winter sports, walking and mountain biking. The area has a rich

heritage with lots of castles and other historic buildings to visit and explore. Moray is also home to Speyside Whisky with over 40 distilleries to choose from.

Duffus has a shop, post office and family friendly pub whilst nearby sea-side village Hopeman (3 miles) offers local shopping, services and amenities. Elgin provides a more extensive range of services and amenities, including a hospital, retail outlets and recreational facilities.

Hopeman has a primary school with Lossiemouth and Elgin providing Secondary School options. Private education can be found at the renowned Gordonstoun School just over a mile away.

TRANSPORT LINKS

Elgin is on the main railway line between Inverness and Aberdeen which has a regular service. Both Inverness and Aberdeen have airports with regular services to UK and international destinations.

ACCESS

The land is accessed directly from a private tarred access road. The purchaser will have a servitude right of access granted from the public road and have shared maintenance obligations.

SERVICES

Connection to the mains water supply is available close by. Electricity is also located across the access road. These services are believed to be suitable for connection and supply, although the purchaser is responsible for confirming suitability. Drainage is proposed to be via a septic tank sewerage system.

FENCING

The seller will erect boundary stock fencing where required and thereafter maintenance for any fencing will be shared with the neighbouring proprietors.

WAYLEAVES

All wayleaves are included in the sale.

PLANNING

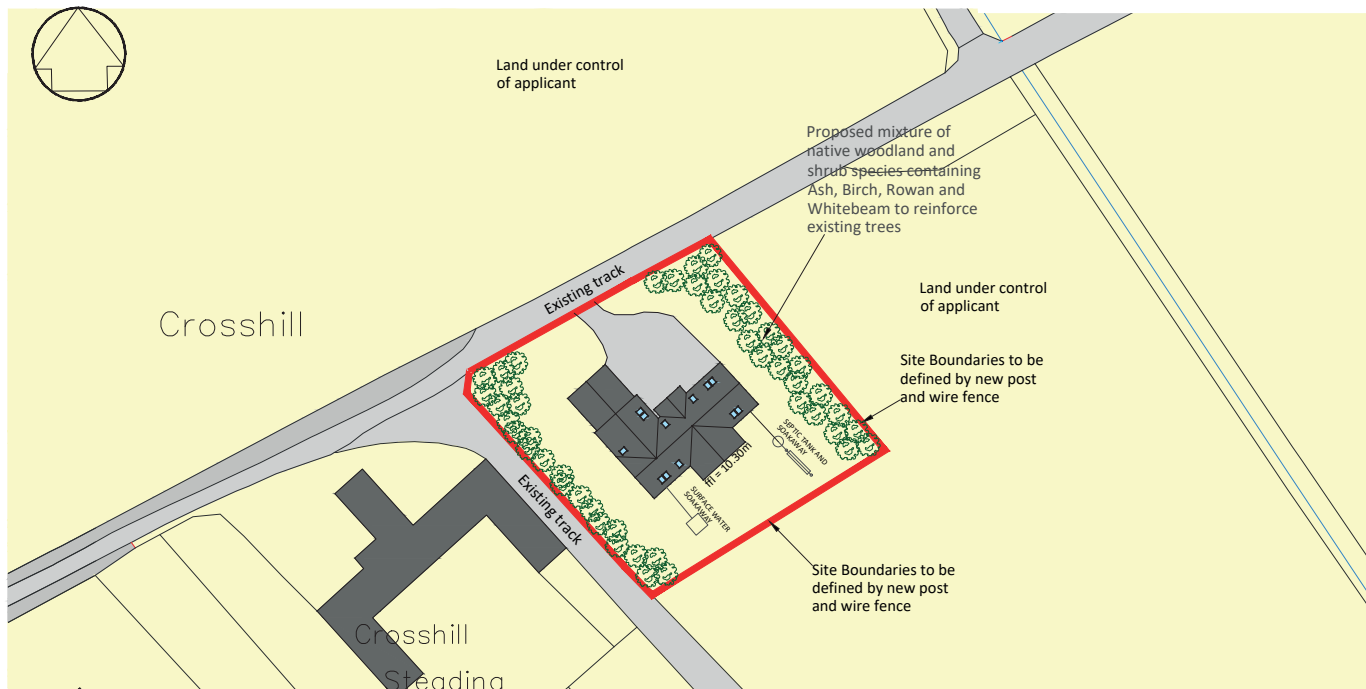
Planning Permission (17/00678/APP) was granted for a house on this site on 23 June 2017 and is valid for 3 years. The visibility conditions set out in the planning approval will be implemented by the seller with the ongoing maintenance taken on by the purchaser.

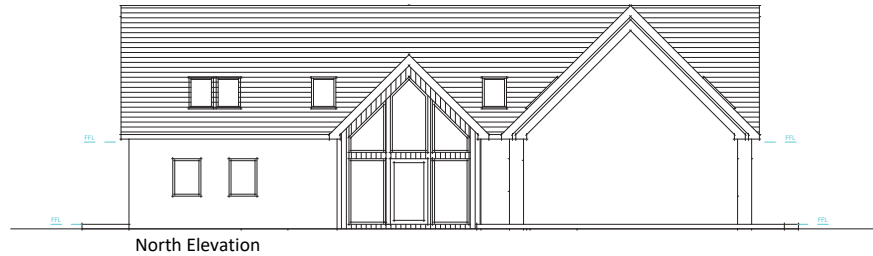
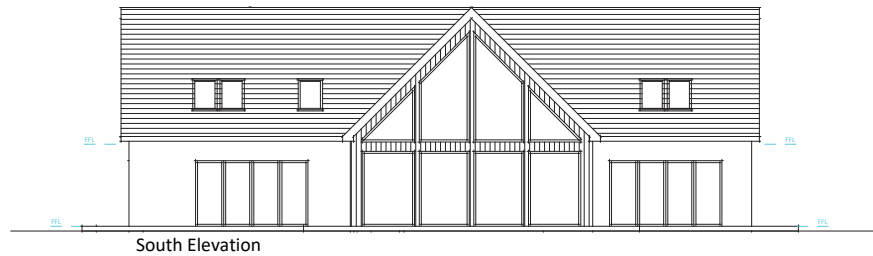
LOCAL AUTHORITY

Moray Council, High Street, Elgin, IV30 1BX

VIEWING

The property may be viewed at any time in daylight hours; however, viewers must inform the Selling Agents. They should carry a set of particulars and take care not to block accesses or leave gates open. Any queries should first be directed to the Selling Agents; Peter Graham & Associates LLP: 01343 862969





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.

OFFERS

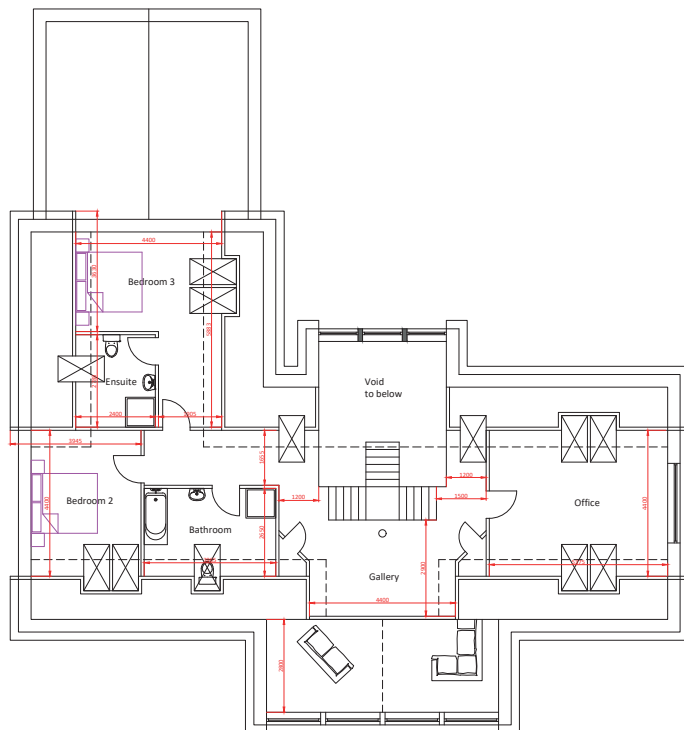
Offers in Scottish Legal Form should be submitted to the Peter Graham & Associates LLP.

DEPOSIT

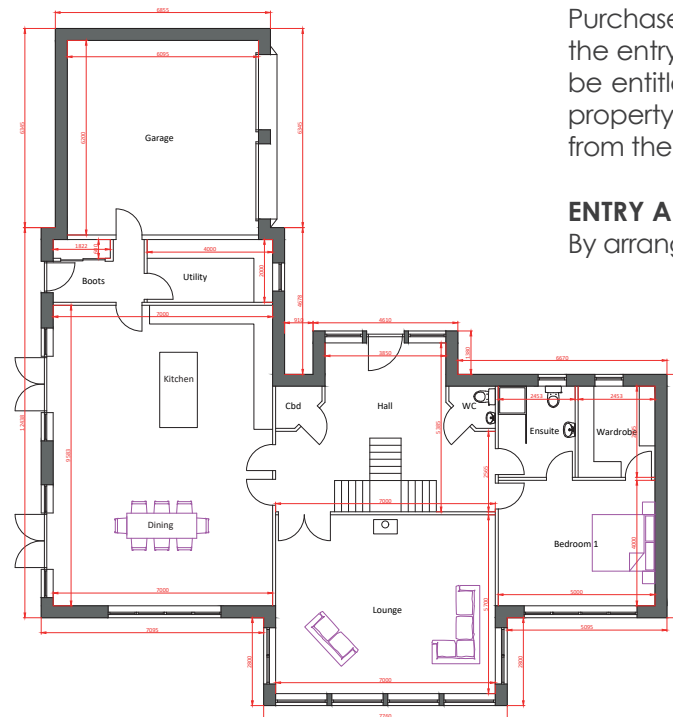
A deposit of 10% of the purchase price will become payable to the Seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may have taken 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.

ENTRY AND POSSESSION

By arrangement.



Proposed First Floor Plan
109m²



Proposed Ground Floor Plan
191m²



IMPORTANT NOTICE

Peter Graham & Associates LLP (the selling agents), their members, employees and clients give notice that:

1. These particulars and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. The selling agents will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase. **2.** Neither these particulars nor any subsequent communication by the selling agents will be binding on their clients, whether acted upon or not, unless incorporated

within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. **3.** The sellers do not make or give, and neither the selling agents nor their members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. **4.** Photographs may depict only parts of the property, which may not have remained the same as when photographed. **5.** Where reference is made to grant schemes, planning permissions or potential uses, such information is given by the selling agents in good faith, but purchasers should rely on their own enquiries into those matters. **6.** Where reference is made to grant schemes, planning permissions or potential uses,

such information is given by the selling agents in good faith, but purchasers should rely on their own enquiries into those matters. **7.** Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. **8.** The sellers will not be obliged to accept the highest, or indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor the selling agents will be responsible for any costs incurred by interested parties.