



LARGE CONSENTED RESIDENTIAL DEVELOPMENT PLOT (0.37 HA)

WESTER GAULDWELL, CRAIGELLACHIE, AB38 9QX



**PETER GRAHAM
& ASSOCIATES LLP**
CHARTERED SURVEYORS



LARGE CONSENTED RESIDENTIAL DEVELOPMENT PLOT (0.37 HA)

WESTER GAULDWELL, CRAIGELLACHIE, AB38 9QX

An opportunity to purchase a large 0.37 ha (0.91 acre) house plot which benefits from full planning permission (17/00174/APP) for the erection of a 3/4 bedroom 1 ½ storey dwelling house.

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

FOR SALE

OFFERS OVER

£80,000

SITUATION

The plot is situated 1.5 miles east of the village of Craigellachie on the southern side of Ben Aigan in the heart of Speyside.

DIRECTIONS

The land is located next to the A95 approximately 1.5 miles east of Craigellachie and 3 miles from Aberlour. It is within easy commuting distance of Elgin which is 15 miles away.

DESCRIPTION

The plot sits in a well situated position at approximately 160 m above sea level. Currently the plot is a small grazing paddock with a number of mature trees throughout. The plot enjoys open views to the east.

LOCAL AREA

Situated in Speyside, the locality is renowned for its whisky and Fishing. Outdoor enthusiasts can enjoy the mountains for walking and biking whilst still only a short

way from the stunning Morayshire coast.

Craigellachie and Aberlour offer local shopping and services and amenities. Elgin provides a more extensive range of services and amenities, including a hospital, retail outlets and recreational facilities.

Craigellachie has a primary school and Aberlour is the closest Secondary School. Private education can be found at the renowned Gordonstoun School near Duffus.

TRANSPORT LINKS

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

ACCESS

The land is accessed directly from the A95 onto a private 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 main waters supply is available close by. Electricity is also located close by. 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 purchaser will erect boundary 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 (17/00174/APP) was granted for a house on this site on 5 April 2017. This was a variation to a previous approval (13/00388/APP) in order to re-position the house and enlarge the plot size.

LOCAL AUTHORITY

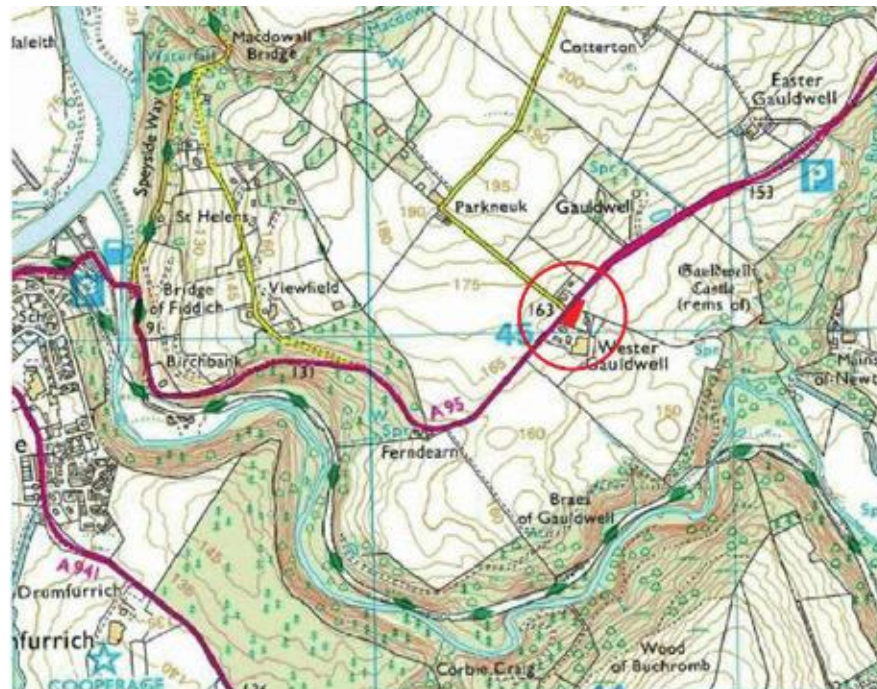
Moray Council, High Street, Elgin, IV30 1BX

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

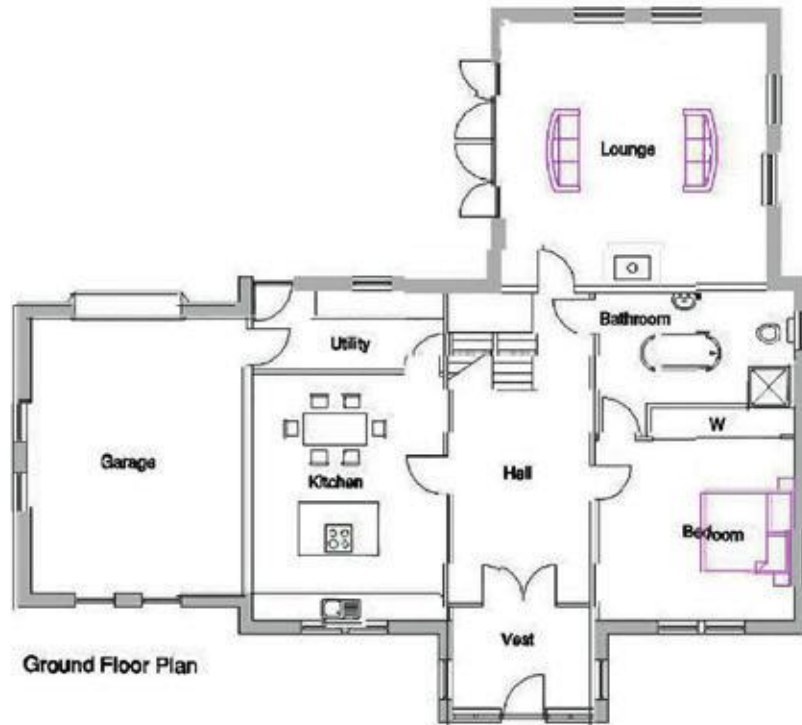
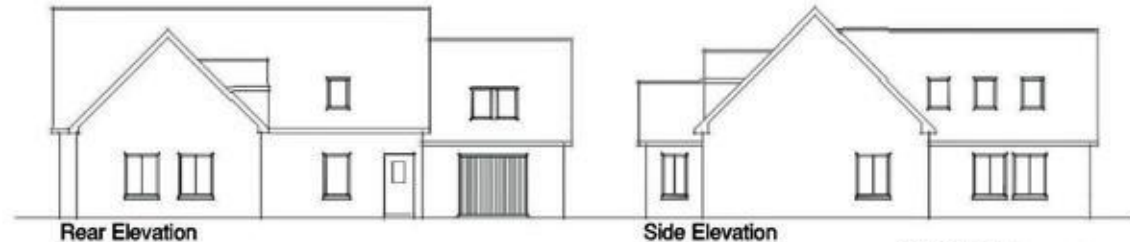
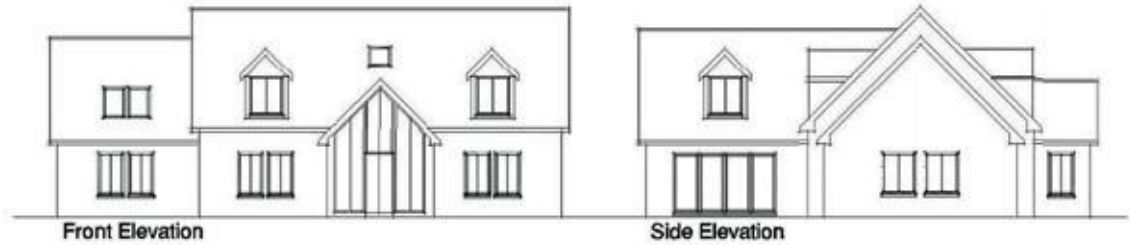
Offers in Scottish Legal Form should be submitted to the Peter Graham & Associates LLP.

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 not with standing 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.





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.