



Peter Graham & Associates LLP

— CHARTERED SURVEYORS —

DEVELOPMENT PLOT WESTER GAULDWELL (0.55 acres) By CRAIGELLACHIE, MORAY



OFFERS OVER £80,000

- Full planning consent
- Services available nearby

Craigellachie – 1.5 miles

Elgin – 12.5 miles

Inverness – 53 miles

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WESTER GAULDWELL DEVELOPMENT PLOT CRAIGELLACHIE, MORAY

Introduction

This is an opportunity to purchase a 0.55 acre house plot which benefits from full planning permission for the erection of a 3 bedroom single storey dwelling house (13/00388/APP).

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. It is within easy commuting distance of Elgin (12.5 miles) and the A96 Aberdeen/Inverness trunk road.

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. Craigellachie and Aberlour offer local shopping and services whilst Elgin benefits from an extensive range of local amenities, including a hospital, health centres, retail, leisure and recreation outlets.

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 Permission

Planning Permission was granted for a house at this site on 9 May 2013 (Moray Council ref 13/00388/APP). This was an application for an extension to an existing planning permission (120/00114/APP).

The planning permission details are available at:

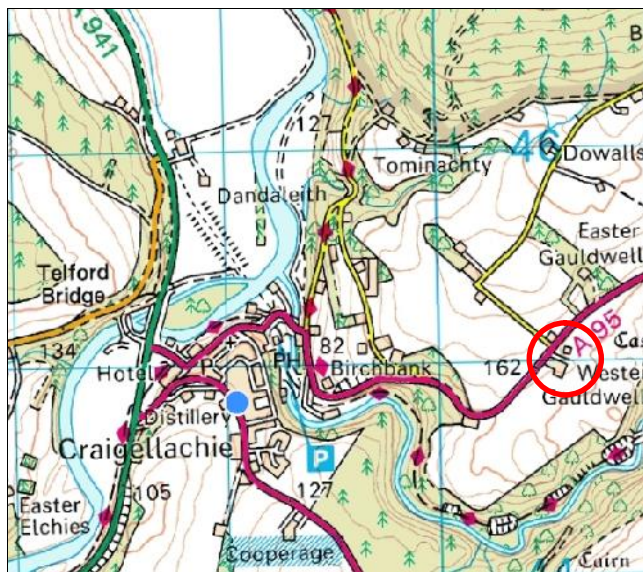
<http://public.moray.gov.uk/eplanning>

Local Authority

Moray Council, High Street, Elgin, IV30 1BX.

Viewing

Strictly by appointment with 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.

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.

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 LLP 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.

WESTER GAULDWELL DEVELOPMENT PLOT CRAIGELLACHIE, MORAY



View of plot looking east



View of plot looking west



View of plot entrance