



Grantown on Spey 14 miles

Forres 7 miles

## **STATION COTTAGES**

**DUNPHAIL, MORAY**

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For sale as a whole or in separate lots.

An excellent and rare opportunity to purchase a site in a desirable, rural location, with Planning Permission for redevelopment of five residential properties.

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Offers invited over £185,000 for the whole  
or offers over £125,000 for Lot 1 and offers over £60,000 for Lot 2.

# BOWLTS

## DIRECTIONS

Travelling south from Forres on the A940, upon reaching Dunphail, take the minor road to the left, signposted Half Davoch and Tomnamoon. Continue on this road for approximately ¼ mile and Station Cottages sits on the right hand side.

## AMENITIES

Dunphail sits in a peaceful rural setting in the heart of Moray. The surrounding countryside offers delightful walks, with the popular attraction of Logie Steading located only a short distance away. The properties are within easy reach of Forres to the north and Grantown on Spey to the south.

Forres offers a full range of facilities, including shops, schools, sports facilities and a mainline railway station connecting to Aberdeen and Inverness.

The local primary school is located a short distance away at Logie.

## LOCAL AUTHORITY

The Moray Council  
High Street  
ELGIN  
Moray  
IV30 1BX  
Tel: 01343 543451

## POSTCODE

IV36 2QW.

## SITE AND PLANNING PERMISSION

The site currently comprises three terraced cottages (1, 2 and 3) and two semi-detached properties (4 and 5). Detailed Planning Permission has been granted for the demolition and redevelopment of cottages 1, 2 and 3. This Permission is for them to be re-built as two semi-detached cottages (16/00448/APP). However, a Certificate of Lawfulness has been obtained alongside this, which shows how the proposed semi-detached cottages could be built/converted into a single dwelling under Permitted Development Rights (16/00947/LAW). If a purchaser wanted to re-build as a single dwelling as opposed to the semi-detached option, then the Moray

Council suggests that they make contact to discuss this before the commencement of any work.

A Certificate of Lawfulness has also been obtained to convert cottages 4 and 5 into a single dwelling if a purchaser so wished (16/00444/LAW). If a purchaser wanted to rebuild these as a single dwelling as opposed to the semi-detached option, then the Moray Council suggest that they make contact to discuss this before commencing any works.

## ACCESS

Access to lot 1 will be taken from the public road at the northern end of the existing houses. A shared right of access will be granted over the existing track to lot 2, shown shaded blue on the attached plan.

## SERVICES

The cottages are connected to a mains electricity supply. Water is by private supply and waste water drainage is by a septic tank and soakaway.

## THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in respect of these.

## ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

## VIEWING

Interested parties may view the site by prior arrangement with the sole letting agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com. Please note that viewings must be by prior appointment only.

## OFFERS

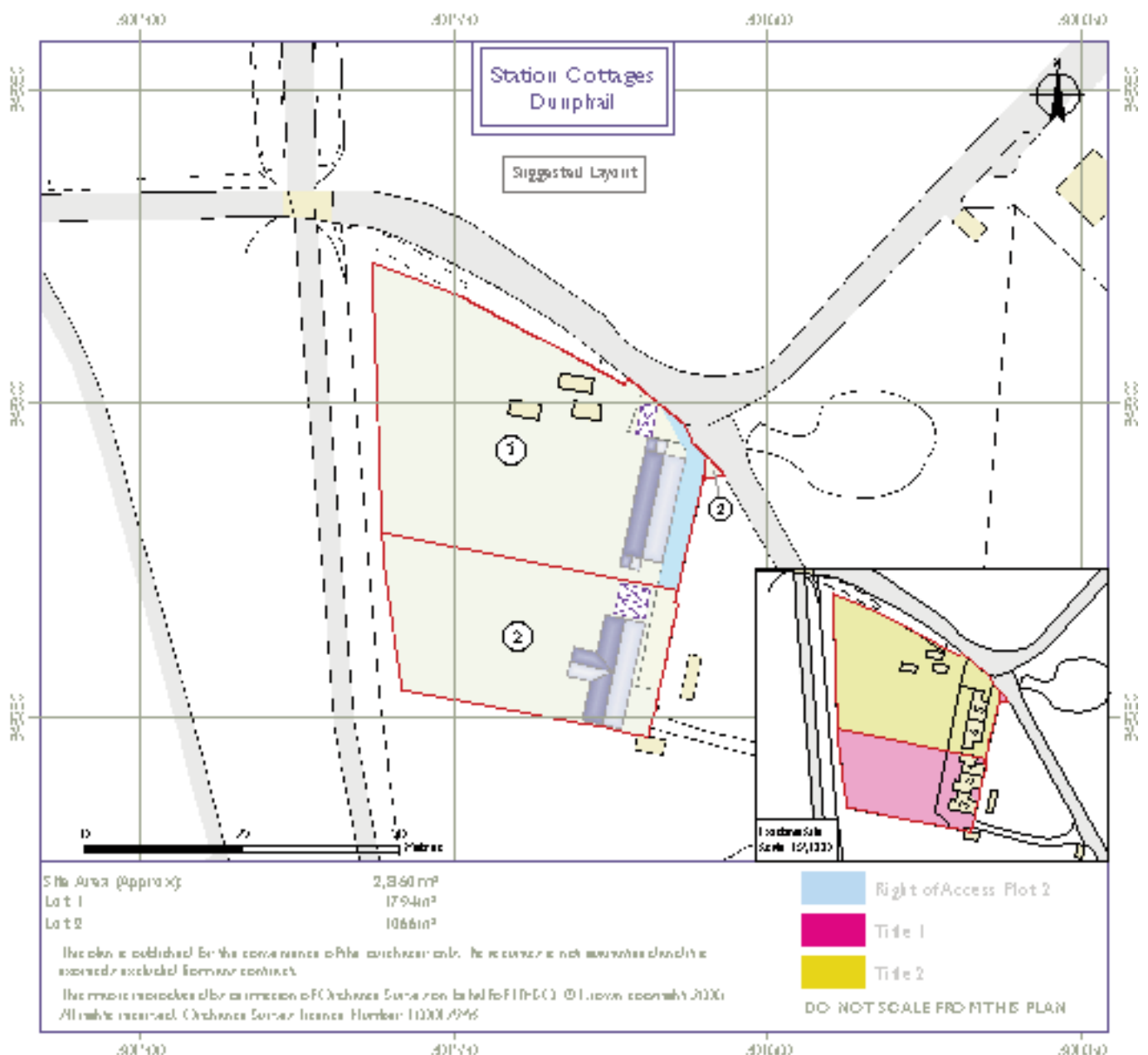
Offers in excess of £185,000 are sought for the whole. Individual lots may be available by separate negotiation.

All offers should be submitted in Scots legal form to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Fax: 01343 890222. Email: mail@bowlts.com. It should be noted that the Vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The Vendors will not be bound to accept the highest or indeed any offer for this property.

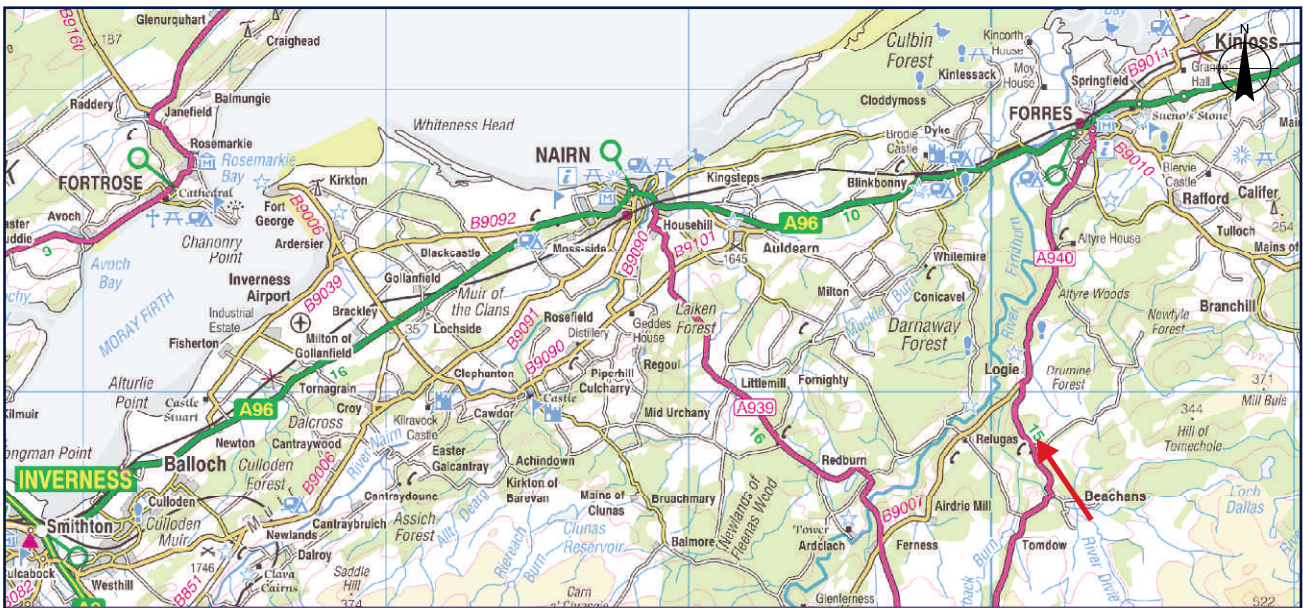
## CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us.

It is strongly recommended that interested purchasers register their interest in this property by letter or by telephone, rather than relying on email.



# BOWLTS



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**Seafield of Raigmore**  
**Inverness, IV2 7PA**  
**Tel 01463 235753**  
**Fax 01463 235838**



**Barnhill, Pluscarden**  
**By Elgin, Moray, IV30 8TZ**  
**Tel 01343 890400**  
**Fax 01343 890222**



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### IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- c) no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

### REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office.

We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

**JP/AM 3191 - Amended 21st February 2019**

**01343 890400**  
**www.bowlts.com**