



Elgin 12½ miles

Forres 4½ miles

Inverness 30 miles

WESTER BROCKLOCH STEADING

RAFFORD, FORRES

An unique opportunity to acquire a set of traditional farm buildings with Full Planning Permission in place for a single residential unit, set in a peaceful location yet with easy access to local amenities.

A substantial site extending to 4.67 hectares (11.54 acres) or thereby.

Offers are invited in the region of £200,000

DIRECTIONS

From Forres, head south along the B9010 towards Rafford. Drive through the village, passing the Village Hall on the left and just before the last house on the right, take a right onto the minor road at an unsigned junction. As you turn into this junction, the property on the left has a stone wall and the one on the right has a vertical timber panel fence.

Travel approximately 150m down this minor road until it bears left and there is a track on the right, signposted Wester Brockloch. Follow this track for roughly 450m before taking a sharp left. Follow this track again for around 450m when it then veers to the right and then about 100m down the road is Brockloch Steading.

The what.three.words location is //engage.toned.wordplay.

GENERAL OVERVIEW AND AMENITIES

Brockloch Steading is set in a rural location near Rafford, Forres. The area offers an abundance of outdoor activities including rural walks, beaches, golf courses, tennis and cycling routes.

The town of Forres benefits from an array of shops and supermarkets, primary and secondary schools, leisure facilities, a GP surgery, road and rail links to Inverness and Aberdeen.

Elgin, the regional centre, offers a wider range of amenities including a number of supermarkets, hotels, leisure facilities and a hospital.

LOCAL AUTHORITY

The Moray Council
Council Offices
High Street
Elgin
IV30 1BX
Tel: 01343 543451 :: www.moray.gov.uk

POSTCODE

IV36 2SJ

PLANNING PERMISSION

The site currently comprises a traditional U-shaped steading. Detailed Planning Permission has been granted for the redevelopment of the steading into a five-bedroom, two storey residential dwelling with a fully detached garage (Ref: I8/00216/AMC). The purchasers may be able to alter the detailed plans subject to the approval of the Moray Council.

In planning terms, the development is deemed to have commenced and therefore the Planning Permission remains extant.

DEVELOPMENT RESTRICTION

The subjects of sale shaded pink on the plan overleaf benefit from a development restriction on the land immediately to the north of Wester Brockloch, shown crosshatched in green on the same plan. There is a prohibition on any development in respect of this area in order to preserve the privacy and amenity of the subjects of sale. This restriction has been included as a title burden on the neighbouring property registered under reference MOR14012.

LAND

The steading buildings are set within a substantial area of land extending to 4.67 hectares (11.54 acres) or thereby and which comprises an

attractive and interesting mix of open ground around the steading, cultivated arable land and mixed woodland/scrubland/amenity ground to the south.

ACCESS

Access to the site is via a shared single track road.

To improve privacy, permission has been granted for the existing track that runs through the property to be rerouted to the north side of the existing buildings.

SERVICES

- Water – it is understood that there is mains water nearby.
- Electricity – the purchasers will be responsible for connecting to the mains electricity supply, which is believed to be nearby.
- Drainage – the purchasers will be required to install drainage systems. Drainage specification has been approved by the Moray Council and is available upon request.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars.

VIEWING

All interested parties may view the site by appointment with the sole selling agents, Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

ENTRY

Entry will be granted at a date mutually agreed with the vendors.

OFFERS

Offers are invited in the region of £200,000.

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@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 any other offer for this property.

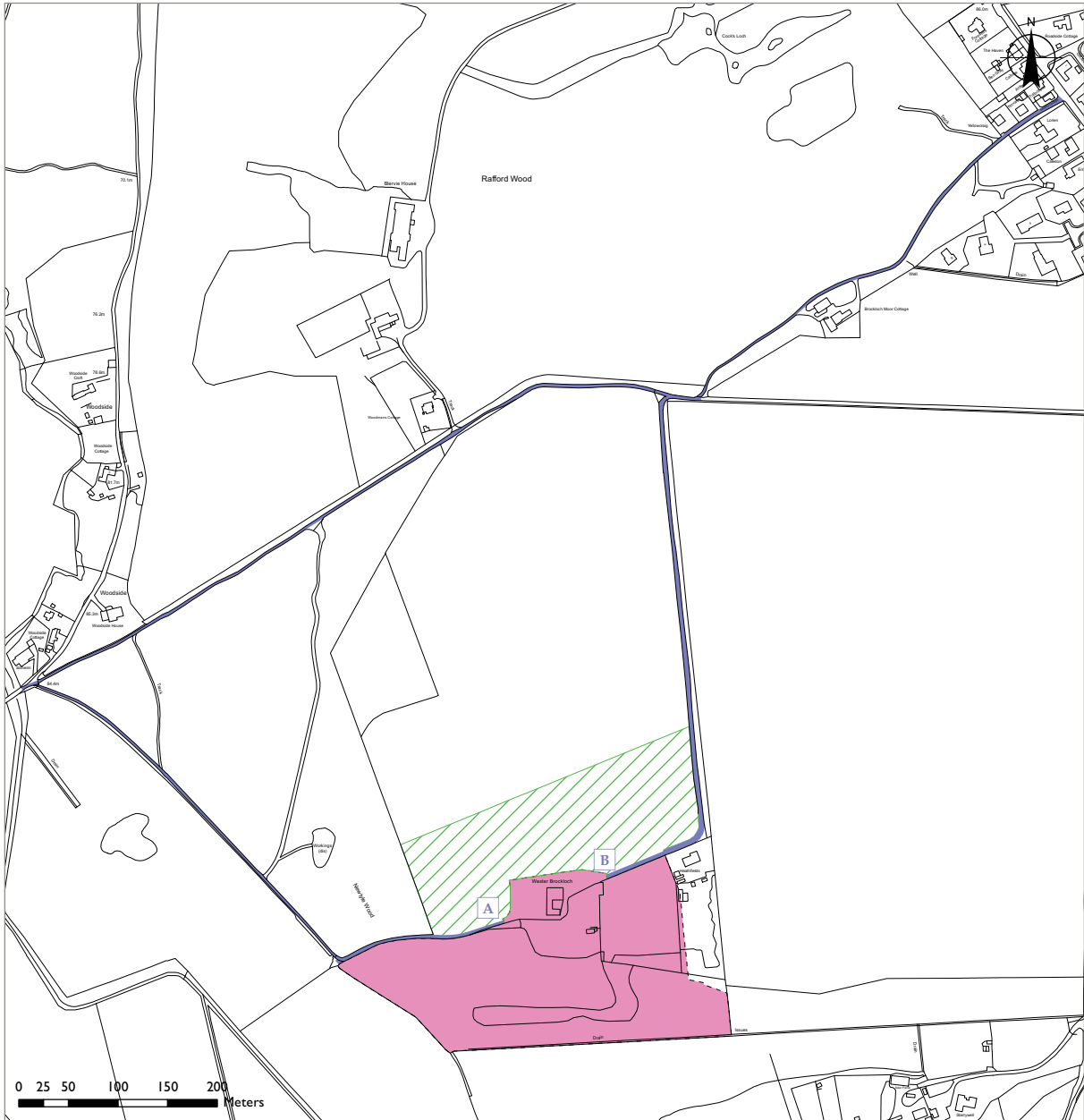
CLOSING DATE

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 recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.

Wester Brockloch Rafford



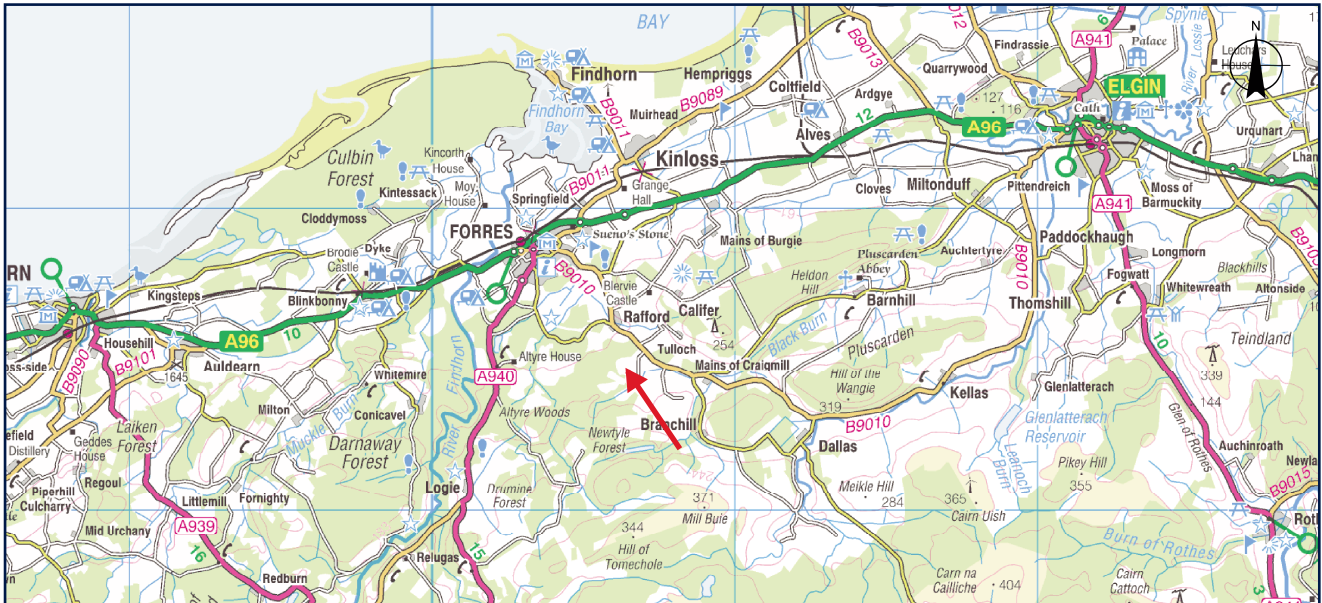
Site Area (Approx): **4.67 Ha**

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-  Subjects for Sale
-  Development Restriction
-  Right of Access

DO NOT SCALE FROM THIS PLAN



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



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- Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

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- 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.

KSB/RG/MM 3938 - Last Updated 19th October 2023