

Forres 6 miles

Elgin 7 miles

RESIDENTIAL DEVELOPMENT PLOT, FORRES

A rare opportunity to acquire an attractive rural development site with the benefit of Planning Permission for the erection of a detached, three-bedroom dwelling house, together with approximately 12 acres of land.

Offers in excess of £150,000

DIRECTIONS

Travelling from Elgin, follow the A96 west towards Inverness, to the village of Alves. Within Alves, turn left (signposted Cloves 0.75 miles and Carsehill 2 miles). Follow this road for 0.5 miles before turning right onto an unsigned public roadway. Continue westward along this road for approximately 1.5 miles before turning left once more, signed 'Dykeside.' The site and land is to your right at 'Cothall Farm', approximately 0.1 miles along this road.

The "what.three.words" location is
///diary.twisty.bloodshot.

AMENITIES

The plot is situated in a rural yet accessible location, surrounded by farmland with open views to the south and west. The plot is approximately 6 miles from Forres and 7 miles from Elgin and allows for easy commuting to both and beyond to Inverness.

The town of Forres benefits from a good range of shops and supermarkets, primary and secondary schools, leisure facilities, a GP surgery and road and rail links to Inverness and Aberdeen, as well as Inverness Airport at Dalcross.

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
High Street
Elgin, IV30 1BX
www.moray.gov.uk
Tel: 01343 543451

POSTCODE

The postcode for the site is IV36 2RA.

PLANNING CONSENT

The plot benefits from Planning Permission (Ref: 23/01916/APP), granted on 1st March 2024, for the erection of a 1½ storey, three-bedroom detached dwelling. All planning documents can be viewed on the

Moray Council Planning Portal or by request from Bowlts Chartered Surveyors.

SERVICES

The purchaser will be responsible for the investigation and costs associated with connecting water, drainage and electricity to the site. It is understood however that electricity and water connections are within close proximity to the site. Drainage is understood to be by way of a private system.

ACCESS

Access is taken via the shared track leading to Cothall Farm and Willow Cottage directly from the unclassified road which joins the Brodieshill to Alves road.

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

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

OFFERS

Offers are invited in excess of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS) sterling for the whole.

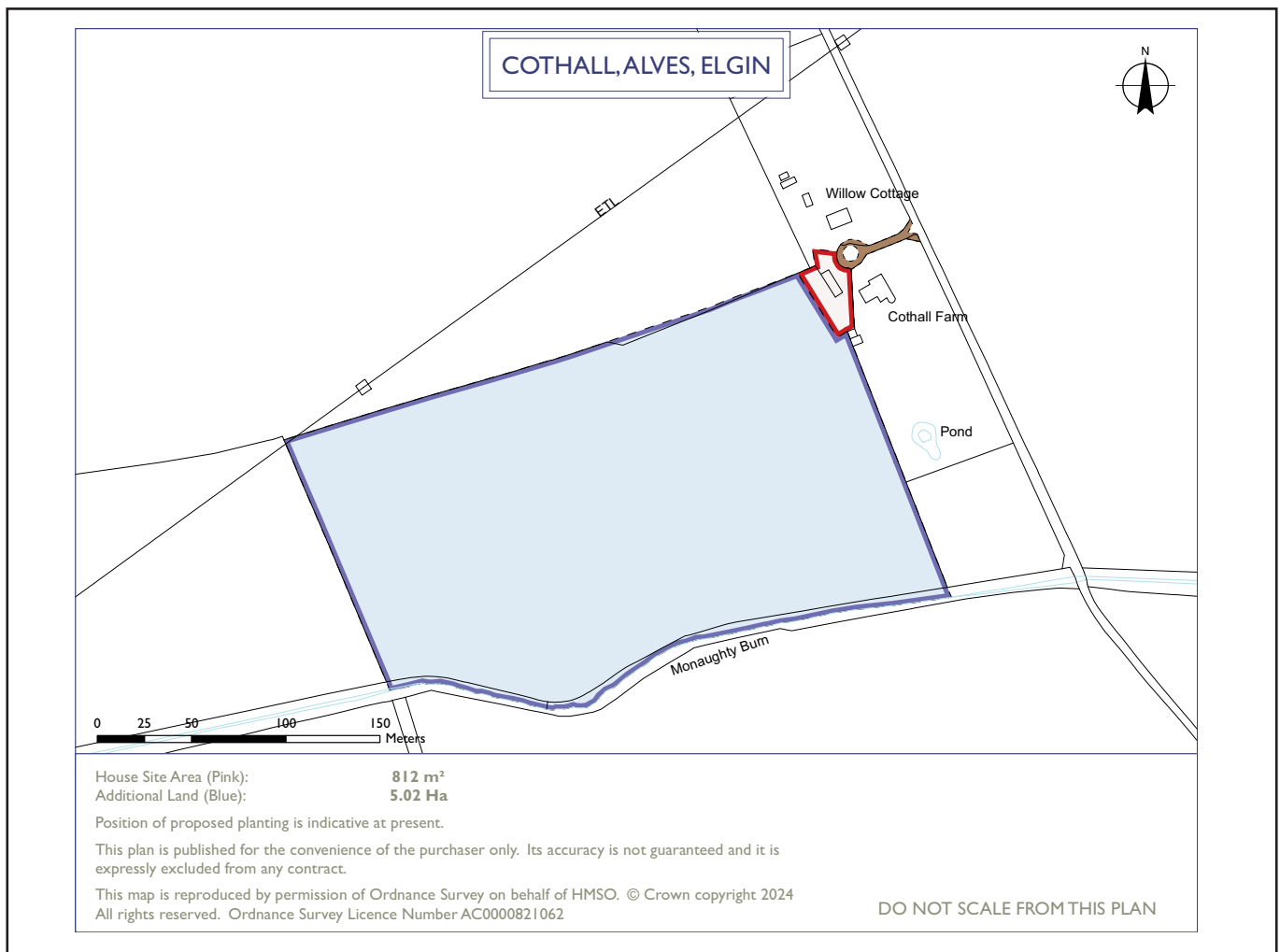
Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com. It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are 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

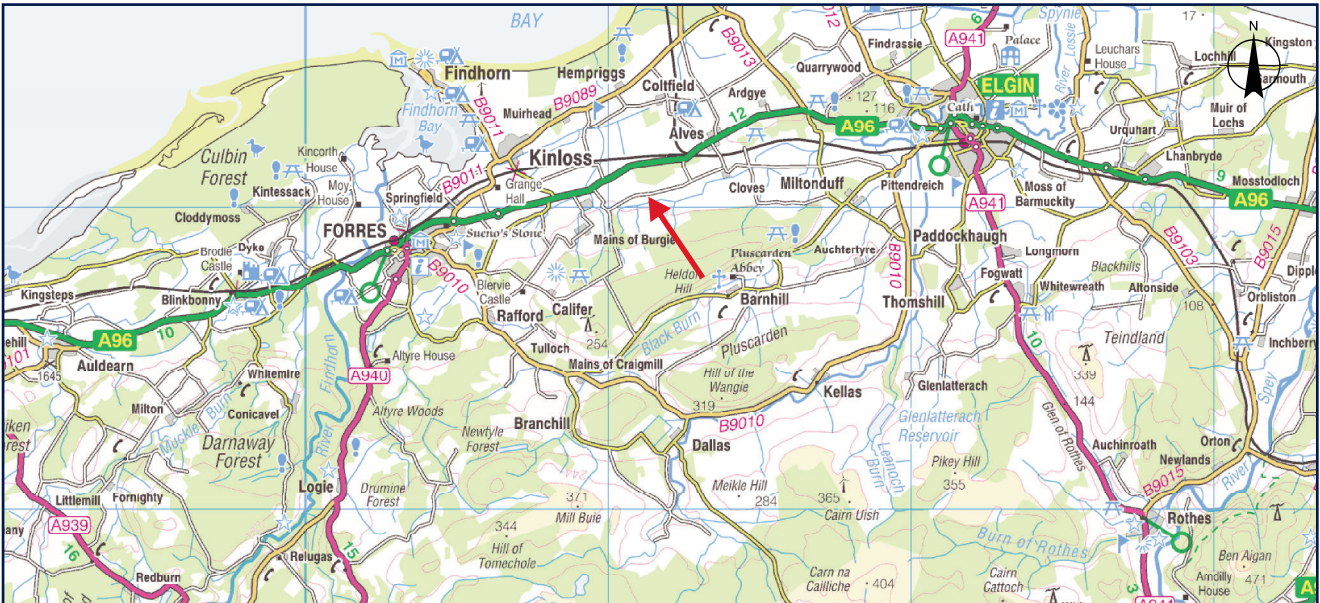
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely 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.



BOWLTS



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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 •
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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.

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www.bowls.com