



Elgin 8 miles

Garmouth 0.7 miles

Inverness 46 miles

LAND FOR SALE

GARMOUTH, MORAY

An opportunity to acquire an attractive sized area of land with easy access to local amenities, located near the charming village of Garmouth, Moray.

Offers in excess of £25,000

DIRECTIONS

From Garmouth to Lochhills, after approximately 0.4 miles, take a left turn onto Dunkirk Road. Continue along this road for 200m and the subjects of sale are on your left.

The “what.three.words” location is
///rating.formally.resonated.

AMENITIES

The charming village of Garmouth provides a tranquil setting situated beside the River Spey and is surrounded by an abundance of nature trails.

Just a short drive away is the regional centre, Elgin, which offers a wide range of amenities including a number of supermarkets, hotels, leisure facilities and a hospital.

Inverness, the Capital of the Highlands, has a fuller range of services, as well as hospital, theatre, cinemas, further education facilities, a mainline railway station and airport.

LOCAL AUTHORITY

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

POSTCODE

The postcode for the site is IV32 7NZ.

OVERVIEW

The subjects, comprising approximately 1.0 acres (4,047m²) or thereby of bare land, are situated with a row of residential dwellings along Dunkirk Road on their northern boundary and immediately on the southern boundary is a nearby farm steading currently used for rearing livestock and other agricultural purposes.

It is possible the subjects may have the potential for development, subject to obtaining all necessary statutory consents and approvals from Moray Council.

ACCESS

Access is taken via Dunkirk Road serving a number of properties.

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 £25,000 (TWENTY-FIVE THOUSAND POUNDS) sterling. 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

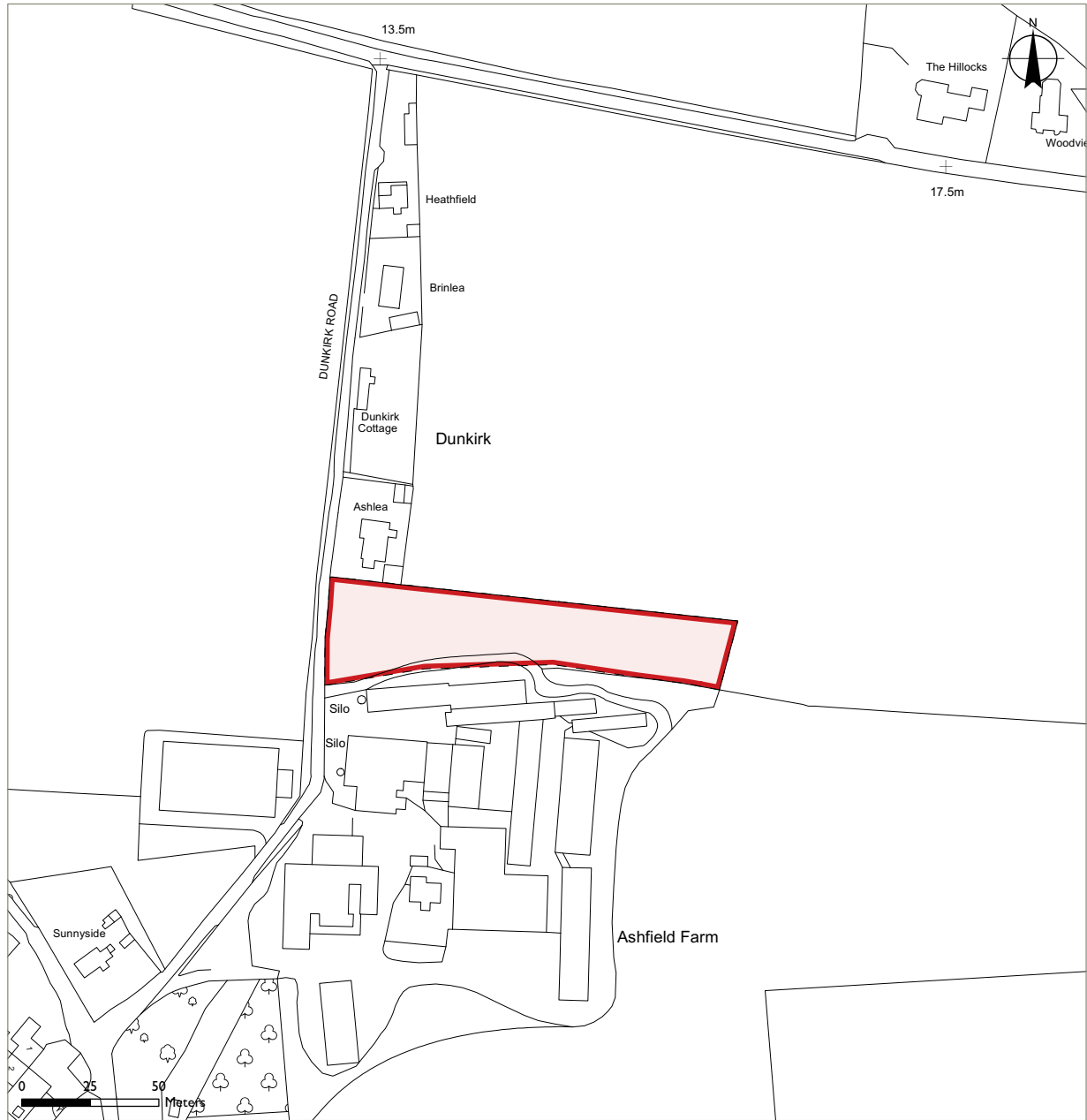
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely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



Land at Garmouth



Site Area (Approx): **1.0 Acres**

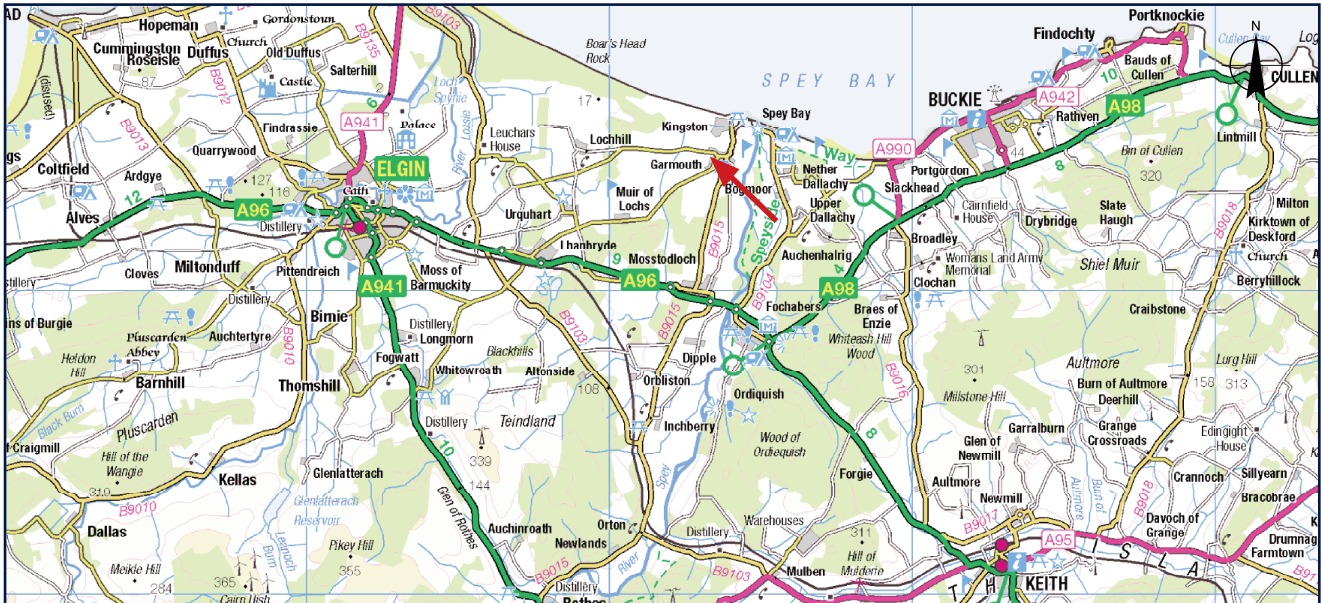
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 Subjects for sale

DO NOT SCALE FROM THIS PLAN

BOWLTS



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



TPOS Membership No: T02079

Letting Agent Registration No: LARN1901018

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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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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.

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01343 890400
www.bowlts.com