



Elgin 7 miles

Forres 6 miles

Inverness 36 miles

RESIDENTIAL DEVELOPMENT PLOT

COLTFIELD MAINS, ALVES, MORAY

The plot, which extends to approximately 738m², previously had Planning Consent for the erection of a detached dwelling house, although this has now expired.

The plot enjoys good views over open farmland.

Offers invited in excess of £110,000.

BOWLTS

DIRECTIONS

Travelling east on the A96 past Forres, turn left at the roundabout with the B9011 towards Kinloss, Findhorn and Burghead. Travel through Kinloss (B9089) towards Roseisle. Turn right at the junction opposite the turning signposted Roseisle beach which is on the left. The property is situated up the first track on the right hand side of this road.

Travelling west on the A96 through Alves, take the turning on the right, just before the fabric shop. Follow the road out of Alves for approximately 1.8 miles, crossing the railway bridge. At the crossroads carry on straight ahead and Coltfoot Mains is on the left just over the brow of the hill.

GENERAL OVERVIEW AND AMENITIES

The plot is situated 3.5 miles from Kinloss. Kinloss offers a number of local amenities and services, including a Post Office, shops, swimming pool and sporting facilities. There is also a primary school.

Nearby Forres and Elgin offer all the services required for everyday living, including a good range of shops and supermarkets, primary and secondary schools, health centres, hospital and railway stations, with regular services to Inverness and Aberdeen. There are also a number of independent schools in the area.

LOCAL AUTHORITY

The Moray Council
Council Offices
High Street
ELGIN
IV30 1BX
Tel: (01343) 563000

POSTCODE

IV30 8XA

SITE AND PLANNING CONSENT

The terms under which Conditional Planning Consent was granted are contained in the Approval (Ref: 11/01614/AMC) dated 13th September 2012. A copy of the Consent can be inspected by arrangement with the selling agents. This Consent has now expired.

ACCESS

Access from the public road is via a private access. A servitude right of access for use associated with the domestic development of the site will be granted over the private access road. The purchaser will be liable for an equitable share of the costs of constructing and maintaining the access.

SERVICES

- General - water and electricity are in close proximity to the sites and the purchaser will be required to bear the costs of connection to the mains supplies.

- Drainage - to an individual septic tank and soakaway. Servitude rights for the installation of services and the soakaway will be granted to the purchaser with the usual provisions for future maintenance and access.

VIEWING

All interested parties may view the sites by appointment with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Early entry to the sites will be granted at a date to be mutually agreed with the Vendors.

OFFERS

Offers in excess of £110,000 (ONE HUNDRED AND TEN THOUSAND POUNDS) sterling are sought.

Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

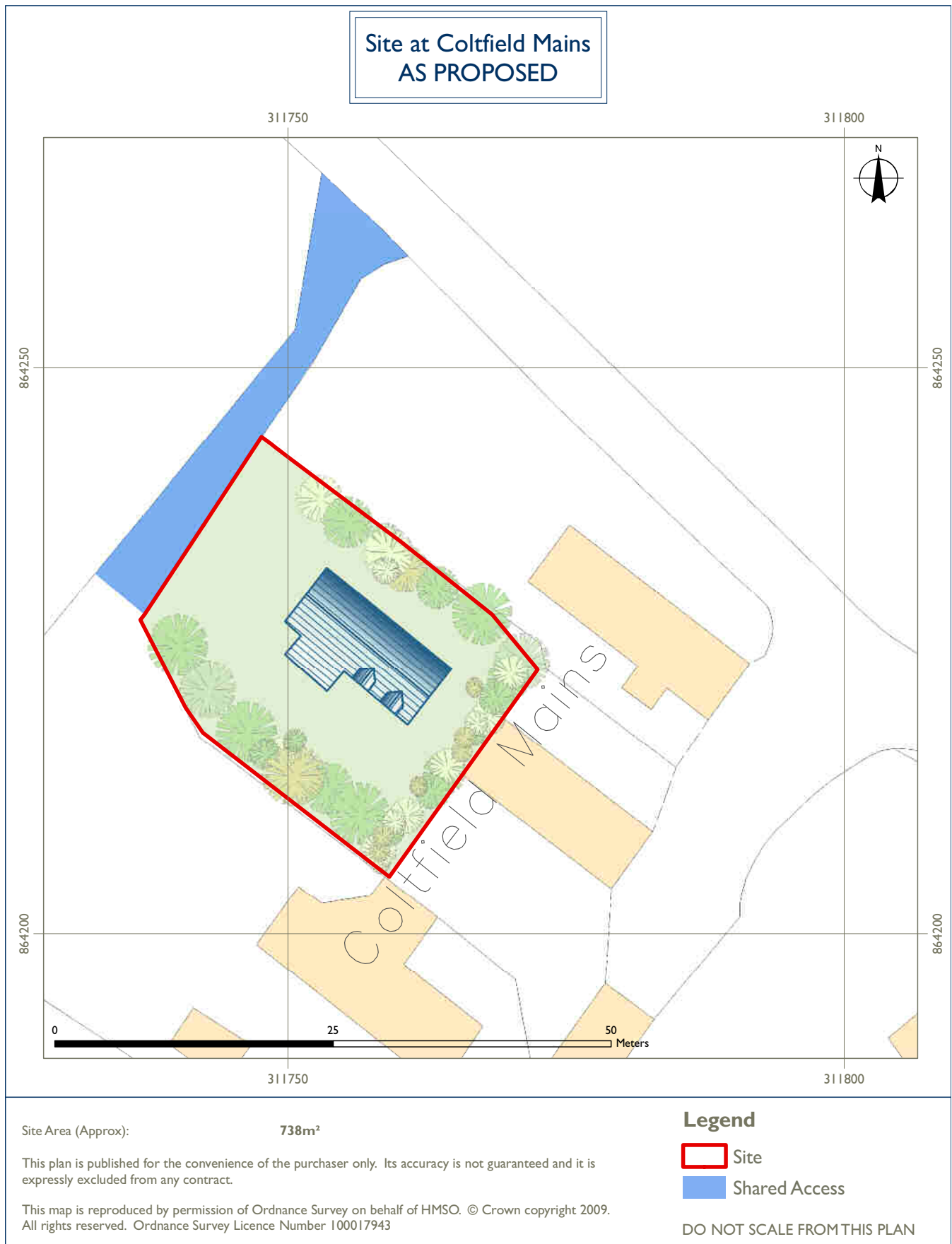
It should be noted that the Vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The Vendors will not be bound to accept the highest or indeed any offer for this property.

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 in writing by letter - rather than relying on email.

View to North





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



We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management.



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- Farm, Estate and Forestry Management • Planning and Development • Architectural and Building Services •
- Land Survey and Mapping Services • Environmental and Conservation Services • Valuations •

IMPORTANT NOTICE

Bowls 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 Bowls 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 Bowls 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 Bowls or the Vendors shall not be binding on Messrs Bowls 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.

PROPERTY MISDESCRIPTIONS ACT

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.

RM/HT/JS 2272 - Date Amended - 4th July 2017

01343 890400
www.bowls.com