



Aberlour 6 miles

Grantown-on-Spey 23½ miles

Elgin 18 miles

RESIDENTIAL DEVELOPMENT SITE

BURNSIDE OF BALLINTOMB, CARRON, ABERLOUR

An opportunity to acquire an attractive residential plot in a rural location.
The plot extends to 0.544 hectares (1.33 acres) or thereby and
benefits from Full Planning Permission (reference no: I2/01746/APP)
for the erection of a single dwelling house and garage.

Offers invited in the region of £100,000

DIRECTIONS

From the village of Craigellachie, take the A941 north towards Rothes for approximately ½ mile, turn left onto the B9102, sign posted Archiestown. Continue along this road for approximately 5½ miles, passing through the village of Archiestown. Take the road on the left, sign-posted Carron two miles, for approximately 0.3 miles. The site is on the left-hand side.

The 'what3words' location for the site is: managers.gong.tailing.

GENERAL OVERVIEW AND AMENITIES

Knockando village, approximately 2 miles away, has a primary school.

Aberlour, approximately six miles away, is a small town with basic services, including a secondary school, shops, hotel and pubs.

Grantown-on-Spey is a peaceful Highland town on the edge of the Cairngorms National Park. It offers a variety of services such as shops, tourist and sporting activities, restaurants and hotels.

Elgin has a wider range of services including a hospital, cinema, further education facilities, supermarket and a mainline railway station.

LOCAL AUTHORITY

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

POSTCODE

The postcode for the property is AB38 7QT.

SITE AND PLANNING PERMISSION

Full Planning Permission has been granted for a 1 ½ storey, three bedroom house with garage (planning ref: 12/01746/APP), which has been granted Deemed Commencement.

The purchaser will be required to comply with all conditions contained within the Planning Permission to the satisfaction of the Moray Council.

ACCESS

Access to the site will be taken directly from the UI39E public road via a private access track to be constructed by the successful purchaser. Servitude rights will be granted to the purchaser for the construction and use of this track over land adjoining the site. The sellers will retain rights to use the first section of the track to access the adjoining field.

SERVICES

- Water - mains water is in close proximity to the site and the purchaser will be required to bear the cost of connecting to the mains water supply.
- Electricity - it is understood that mains electricity is located at Burnside of Ballintomb to the north of the site. The purchaser will be required to bear the cost of connecting to this.
- Drainage will be by way of a private septic tank and soakaway system to be situated within the subjects for sale.

THIRD PARTY RIGHTS

It is understood that the water main runs through part of the site.

VIEWING

Interested parties may view the site by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: properties@bowlts.com.

ENTRY

Entry to the site will be granted at a date to be mutually agreed with the vendor.

OFFERS

Offers are invited in the region of £100,000 (ONE HUNDRED THOUSAND POUNDS) sterling are sought for the site.

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: properties@bowlts.com. It should be noted that the vendor reserves 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 vendor 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

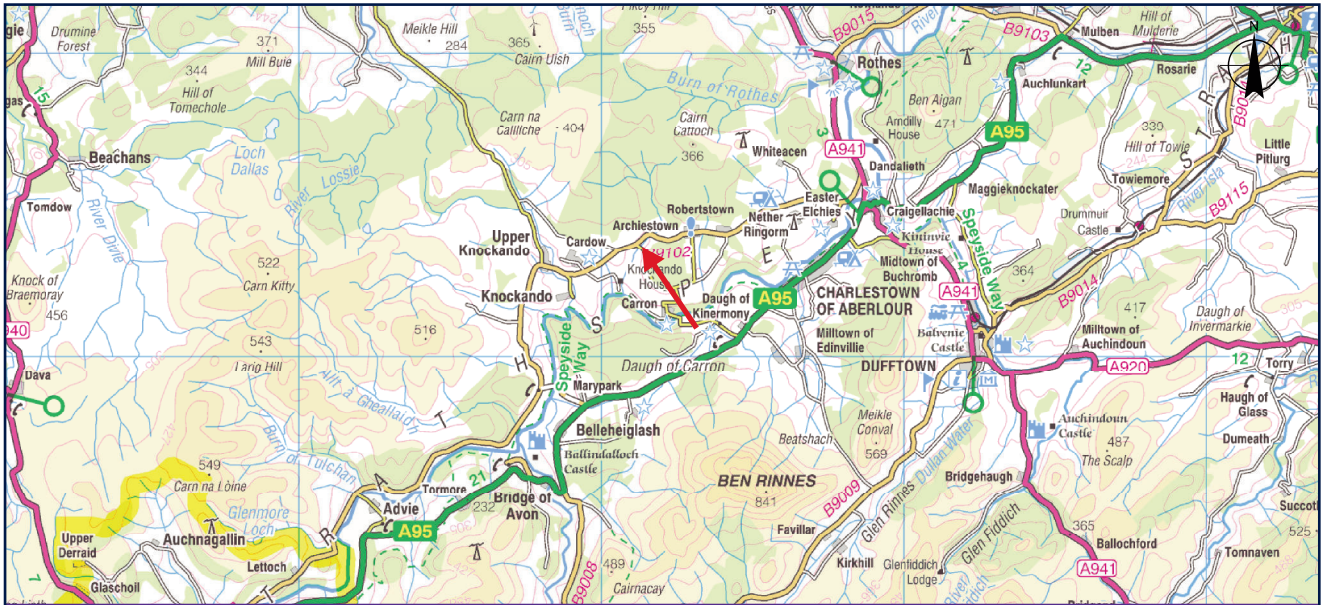
interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

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
Fax 01343 890222



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- Wayleaves and Compensation Claims • Telecom Masts • Sales, Purchases and Lettings • Contract Farming •
- 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:

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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.

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.

AGD/RB/NH/MM 3788 - Last Updated 16th February 2022

01343 890400
www.bowls.com