



Elgin 17 miles



Aberlour 6 miles

## RESIDENTIAL DEVELOPMENT PLOT

### ARCHIESTOWN, MORAY

A good-sized plot with stunning views to the south, ideally located on the edge of a quiet village in Moray.

Offers in excess of £79,500

## DIRECTIONS

Travelling west from Rothes along the A941 shortly before reaching Cragellachie, turn right onto the B9102 signposted for Archiestown and Knockando. Follow this road for approximately four miles. Entering Archiestown, continue through the village before turning left at the village square. Continue on for approximately 130m. The plot is located to the left immediately after the national speed limit sign.

Entering Archiestown from the west, take the right immediately before the 1881 Archiestown Hotel. After approximately 130m, the plot is on your left.

The location is

## GENERAL OVERVIEW AND AMENITIES

The village of Archiestown benefits from a village shop, Post Office and hotel.

More facilities are available in the local town of Aberlour such as a secondary school and a variety of shops, hotels and restaurants.

Elgin, the regional centre, offers an array of supermarkets, hotels and leisure facilities. There is also a hospital and a rail link connecting to Inverness and Aberdeen.

## LOCAL AUTHORITY

The Moray Council  
Council Offices  
High Street  
Elgin  
IV30 1BX  
Tel: 01343 543451 :: [www.moray.gov.uk](http://www.moray.gov.uk)

## POSTCODE

The postcode for the site is AB38 7QX.

## PLANNING PERMISSION

The plot has been granted Planning Permission in Principle for the erection of a single dwellinghouse, reference 22/01583/PPP dated 13th April 2023.

Copies of the planning documents are available from the selling agents.

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

## ACCESS

Access will be taken from the unclassified public road.

## SERVICES

- Water – it is understood that there is mains water nearby.
- Electricity – the purchasers will be responsible for connecting to the mains electricity supply.
- Drainage – it is understood that the public sewer is located within the adjacent public road.

## BOUNDARIES

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

## VIEWING

Interested parties may view the property by prior arrangement with the sole selling agents, Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Email: [properties@bowlts.com](mailto: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 the region of £79,500 (SEVENTY-NINE THOUSAND, FIVE HUNDRED 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](mailto: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.

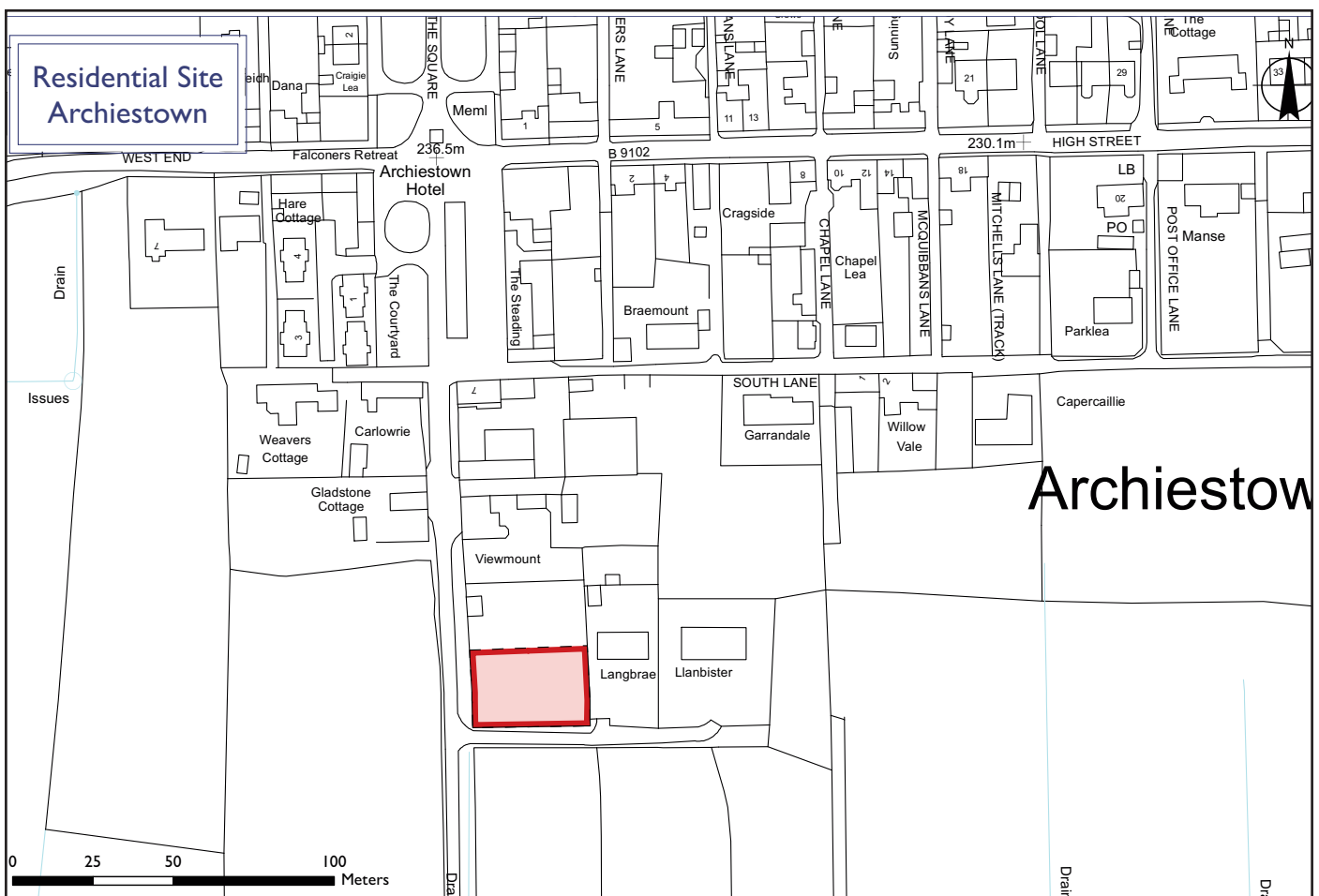
## CLOSING DATE

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 REGULATIONS

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.



Site Area (Approx): **900m<sup>2</sup>**

Position of proposed planting is indicative at present.

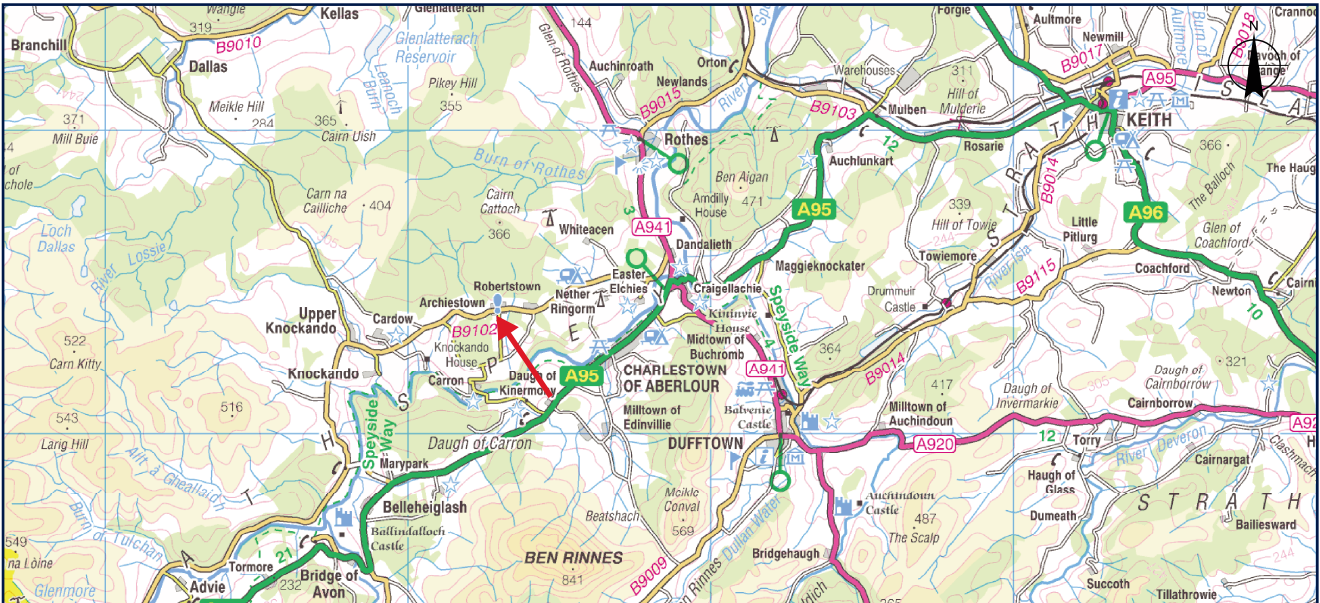
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 Subjects for Sale

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# BOWLTS



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



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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.

**MM 3974 - Last updated 4th December 2023**

**01343 890400**  
**www.bowlts.com**