



Forres 4 miles

Elgin 9 miles

RED HOUSE SITE

MUIRHEAD, KINLOSS, MORAY

A residential building plot extending to 0.14 hectares (0.35 acres) or thereby with the benefit of Planning Permission for the erection of a replacement dwelling house and double garage. Situated in an attractive rural location to the north-east of the village of Kinloss, with uninterrupted views to the south-east over open farmland.

Additional land may be available by negotiation.

Offers invited in excess of £95,000.

DIRECTIONS

Travelling east on the A96 past Forres, turn left at the roundabout with the B9011, towards Kinloss, Findhorn and Burghhead. Follow this road through Kinloss (B9089), with the air base on the left (north) side of the road.

On leaving Kinloss, continue past a Forestry Commission woodland on the right and take the next turning right into Muirhead. Bear immediately right onto the existing access track which runs along the eastern edge of the woodland to the site.

AMENITIES

Kinloss offers a variety of local amenities and services including a Post Office, shops, swimming pool and sporting facilities. There is also a primary school.

Forres, only four miles away, offers all the services required for everyday living, including a good range of shops and supermarkets, primary and secondary schools, health centre, hospital and a railway station with regular services to Inverness and Aberdeen.

LOCAL AUTHORITY

The Moray Council
High Street
Elgin
Moray
IV30 1BX

Tel: (01343) 543451
Fax: (01343) 563263

SITE AND PLANNING CONSENT

The terms under which Planning Permission was granted are contained in the Outline Approval (Ref: 04/02965/OUT, dated 24th March 2005), the Reserved Matters Approval (Ref: 06/02006/REM, dated 2nd November 2006) and the letter dated 22nd November 2006 from Moray Council confirming a Non-Material Amendment to Consent 06/02006/REM (Ref: 06/02006/REM MEB/LH 0602006a).

There is also email correspondence from the Moray Council dated 7th February 2011 confirming that development has commenced and that Planning Permission 06/02006/REM remains extant.

All of the planning documentation can be inspected by arrangement with the selling agents.

ACCESS

A servitude right of access for use associated with domestic development of the site will be granted over the private access road leading from the Council road. Maintenance will be on a shared basis.

SERVICES

- Water - mains water is understood to be in close proximity to the subjects of sale and a private supply pipe has been installed by the vendor leading from the mains to the boundary of the subjects of sale. The purchaser will be required to bear the cost of the connection to the mains and for the water meter for the Red House site. The purchaser will be responsible for the future maintenance of this private supply pipe. The vendor will reserve the right to connect to this pipe in the future.
- Electricity - mains electricity is understood to be in close proximity to the subjects of sale. The purchaser will be required to bear the full cost of the connection and a provisional quotation has been obtained from SSE Power Distribution.
- Drainage - the purchaser will be required to connect to a septic tank and soakaway system to be installed at his/her sole expense and contained within the subjects of sale.

FENCING

The purchaser will be required to erect a stock-proof fence around the boundary of the subjects of sale [A, B, C, D] and will be solely responsible for the maintenance thereafter.

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.

ENTRY

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

OFFERS

Offers in excess of £95,000 (NINETY FIVE THOUSAND POUNDS) are sought for the site.

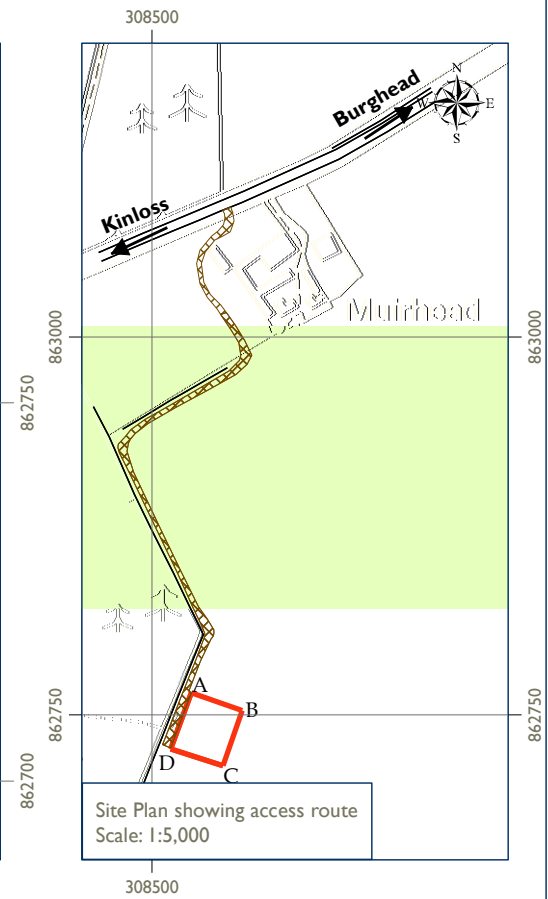
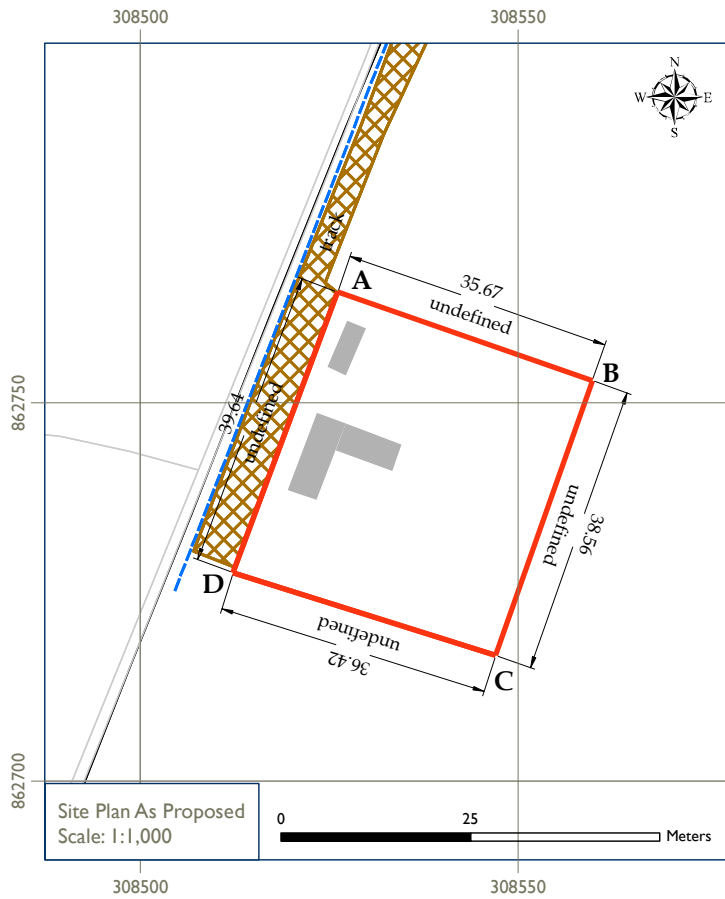
Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the vendor will not be bound to accept the highest or any other offer for this property and will reserve the right to accept any offer at any time. In the event of there being a closing date for the receipt of offers, all parties to whom these particulars have been issued will be notified.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, all parties to whom these particulars have been issued will be notified.

Red House Site



Front Elevation






Side Elevation

Site Area (Approx): **1,409m²**

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

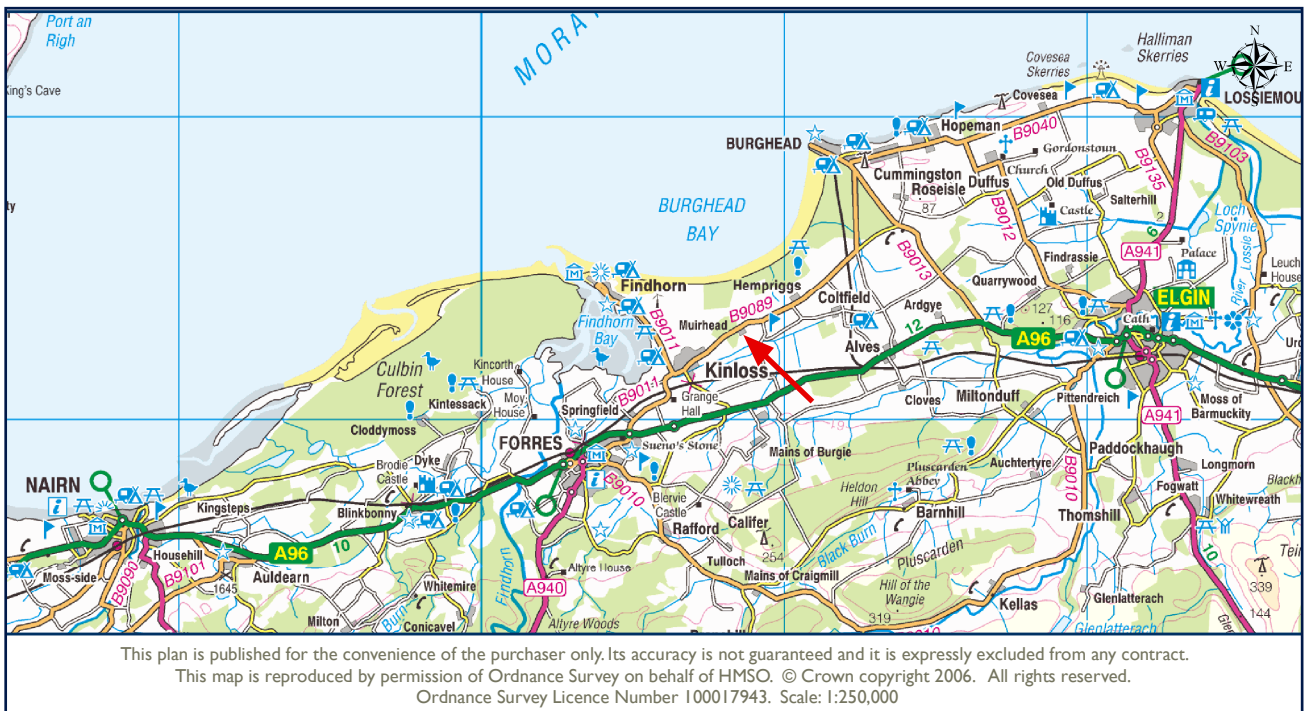
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Legend

-  Site Boundary
-  Access
-  Private Mains Water Supply Pipe

DO NOT SCALE FROM THIS PLAN

BOWLTS



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



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

IMPORTANT NOTICE

Bowlts 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 Bowlts 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 Bowlts 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 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.

TMC/RM/JS 1859
Amended 22nd October 2014

01343 890400
www.bowlts.com