

Parkfoot
Mulben
Keith
Moray
AB55 6YQ



Offers in the Region of £90,000

Located within a lovely rural position is this Building Plot with Full Planning Permission Passed to construct a 1 ½ storey 4 Bedroom Detached House.

The site measures approximately 35 meters wide by 40 meters deep. Additional land can be made available for purchase.

Features

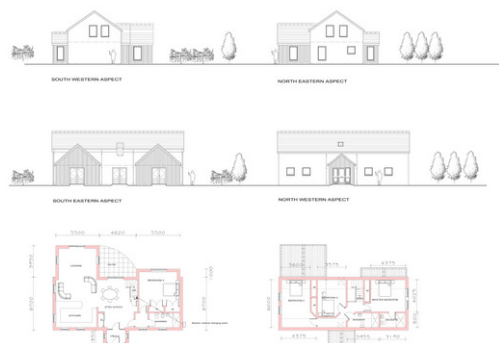
Building Plot with Full Planning Permission

Rural location

Additional land can be made available for purchase

Services located nearby

Exempt from Low-Cost Housing and Developer Contributions



Located within a lovely rural position is this Building Plot with Full Planning Permission Passed to construct a 1 ½ storey 4 Bedroom Detached House.

The site measures approximately 35 meters wide by 40 meters deep. Additional land can be made available for purchase.

Building Plot with Full Planning Permission

Rural location

Additional land can be made available for purchase

Services located nearby

The plot benefits from a rural location and is conveniently positioned within easy driving distance of both Fochabers village and the town of Keith, which offer an excellent range of services which include Primary and Secondary Schools.

The site measures approximately 35 meters wide by 40 metres deep, but additional land can be made available for purchase should clients require land for equestrian or small holding purposes.

The site has private water services nearby and electric and drainage would be via a septic tank. The installation of these services would be the purchaser's responsibility.

Planning Permission

The site has full planning permission passed to build a 4 Bedroom Detached 1 ½ storey design House. Full details of the plans passed can be viewed on the Moray Councils website using the following planning application number: **24/01316/APP**

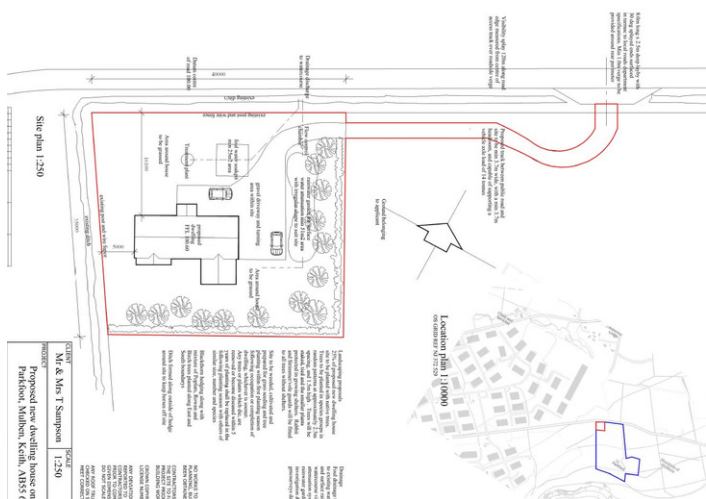
We are led to believe from the seller that the site would be exempt from the low-cost housing and developers' contributions. Clients would need to make their own enquiries with the Moray Council for confirmation of this.

Note 1

Details of the planning permission passed along with the site plan location can be viewed on the Moray Council website using the planning reference number: 24/01316/APP

Directions

Heading from Fochabers roundabout on the A96 towards Keith. Travel for approximately 4.5 miles and then turn right towards off the main road towards the direction of Mulben. Head up this road for 0.8 of a mile and the road will bear to the right. Continue along this road for a further 0.5 of a mile and the site will appear on your left hand side before the distillery warehouses.



Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.