



ALTYRE ESTATE

*R&R Urquhart LLP*



Plot 1 Wester Greens  
Consented residential development plot 0.12 ha (0.3 acres)  
Wester Greens, Dunphail, Forres, IV36 2QR

Offers Over  
£90,000



**An opportunity to purchase a good sized 0.12 ha (0.3 acres) house plot which benefits from full planning permission (17/00850/APP) for the erection of an architecturally designed contemporary 4 bedroom 1 ½ storey dwelling house with detached garage.**

### **SITUATION**

The plot is situated approximately 7 miles south of the picturesque town of Forres and the A96 trunk road between Inverness (31 miles) and Aberdeen (84 miles). It is also within commuting distance of Elgin which is 20 miles away. The site is well located for service personnel stationed at either RAF Lossiemouth or Kinloss Army barracks.

### **DIRECTIONS**

The land is located by turning off the A940 Grantown road by Edinkillie Hall (signposted Half Davoch and Tomnamoon) and continuing for approximately 2 miles along a minor B road.

### **DESCRIPTION**

The plot sits in a level and well situated position at approximately 210 m above sea level. The house has been designed by the award winning Annie Kenyon Architects and offers generous living space over two levels (225m<sup>2</sup>) including open plan living/kitchen/dining and separate snug.

### **LOCAL AREA**

Situated in Moray, one is within easy reach of the stunning Morayshire coast famed for its beaches and cliff paths. It is a great area for outdoor enthusiasts due to easy access to the mountains and forests for winter sports, walking and mountain biking. The outdoor Capital of Scotland, Aviemore, is only 30 miles away. The area has a rich heritage with lots of castles and other historic buildings to visit and explore. Moray is also home to Speyside Whisky with over 40 distilleries to choose from.

Forres provides a good range of services and amenities, including a health centre, a busy High Street, supermarkets and recreational facilities. Nearby Logie Steading (4 miles) has a farm shop, café and a number of other independent shops.

Logie Primary School is 3 miles away with Forres providing further primary school options plus secondary education. Private education can be found at the Drumduan Steiner School in Forres or the renowned Gordonstoun School by Duffus (20 miles).

### **TRANSPORT LINKS**

Forres is on the main railway line between Inverness and Aberdeen which has a regular service. Both Inverness and Aberdeen have airports with regular services to UK and international destinations.

### **ACCESS**

The land is accessed directly from the public road access road.

### **SERVICES**

Connection to the private water supply will be made available. The site will be serviced with an electricity connection. Drainage is proposed to be via a septic tank sewerage system.

### **FENCING**

The seller will erect boundary stock fencing where required and thereafter maintenance for any fencing will be shared with the neighbouring proprietors.

### **WAYLEAVES**

All wayleaves are included in the sale.



## PLANNING

Planning Permission (17/00850/APP) was granted for a house on this site on 17 August 2017 and is valid for 3 years. The visibility and layby conditions set out in the planning approval will be implemented by the seller with the ongoing maintenance taken on by the purchaser.

## LOCAL AUTHORITY

Moray Council, High Street, Elgin, IV30 1BX

## VIEWING

The property may be viewed at any time in daylight hours; however, viewers must inform the Selling Agents. They should carry a set of particulars and take care not to block accesses. Any queries should first be directed to the Selling Agents; R&R Urquhart or Peter Graham & Associates LLP 01343 862969 mail@petergassoc.co.uk

## CLOSING DATE

A closing date may be fixed and prospective Purchasers are advised to register their interest with the Selling Agents. Prospective Purchasers should note that unless their interest in the property is registered, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without notice.

## OFFERS

Offers in Scottish Legal Form should be submitted to the R & R Urquhart.

## DEPOSIT

A deposit of 10% of the purchase price will become payable to the Seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from

the date of entry until paid and that notwithstanding that the purchaser may have taken entry. If the Purchaser fails to make payment within 14 days of the entry date with all accrued interest, the Seller shall be entitled to resile from the missives and to resell the property without prejudice to their rights to recover from the prospective Purchaser any loss incurred.

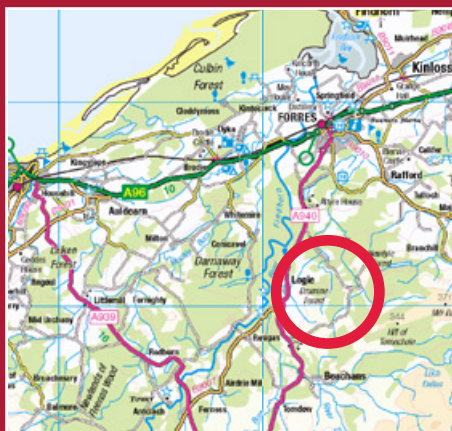
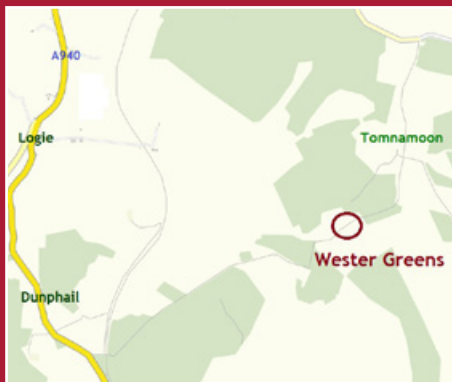
## ENTRY AND POSSESSION

By arrangement.

Exclusively designed by  
Annie Kenyon Architects Ltd.

This drawing is intended to convey the concept and vision of the Altyre Estate development at Wester Greens and may alter as works progress.





## IMPORTANT NOTICE

The selling agents, their members, employees and clients give notice that:

1. These particulars and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. The selling agents will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase.
2. Neither these particulars nor any subsequent communication by the selling agents will be binding on their clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995.
3. The sellers do not make or give, and neither the selling agents nor their members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property.
4. Photographs may depict only parts of the property, which may not have remained the

same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by the selling agents in good faith, but purchasers should rely on their own enquiries into those matters. 6. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by the selling agents in good faith, but purchasers should rely on their own enquiries into those matters. 7. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 8. The sellers will not be obliged to accept the highest, or indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor the selling agents will be responsible for any costs incurred by interested parties.



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