



An exceptional opportunity to acquire three individual building plots with full planning permission (22/01315/APP), available for sale either as separate plots or as a development for three, stunning, 3-bedroom, detached homes. Set in a peaceful, semi-rural location on the edge of the highly sought-after village of Dyke, these plots offer a wonderful south-facing outlook over rolling fields and the distant woods and hills – a truly tranquil setting. The plot sizes range from circa 1300m<sup>2</sup> to 2200m<sup>2</sup> and are priced accordingly.





### **Location Highlights:**

- **Scenic Views:** The plots offer long views across open fields to the hills and woods in the distance.
- **Nearby Attractions:** Culbin Forest is a short walk away, providing superb opportunities for walking, cycling, and horse riding. The renowned Brodie Castle estate is within walking distance, offering a wide range of cultural and family-friendly events throughout the year, along with a fantastic adventure playground and cafe.
- **Community:** Dyke is a lively village, with an active village hall that hosts regular events such as exercise classes, ceilidhs, film nights, and quiz nights, fostering a close-knit community atmosphere.
- **Educational Facilities:** The village boasts a highly regarded primary school with 92 students and excellent playground facilities.



### **Transport & Connectivity:**

- The A96 offers convenient transport links to Inverness and Aberdeen, making it ideal for those commuting or seeking easy access to nearby cities.
- Dyke is equidistant from the nearby towns of Forres and Nairn, both of which offer supermarkets, leisure facilities, and schools, ensuring all your daily needs are met.
- This is a rare chance to build your dream home or undertake a development project in one of Moray's most desirable locations. Whether you're looking to create a peaceful rural retreat or a family home in a vibrant community, these plots offer the perfect foundation.
- Please note that all measurements are provided as guidance and purchasers should satisfy themselves as to the accuracy of these.

**external finishes**

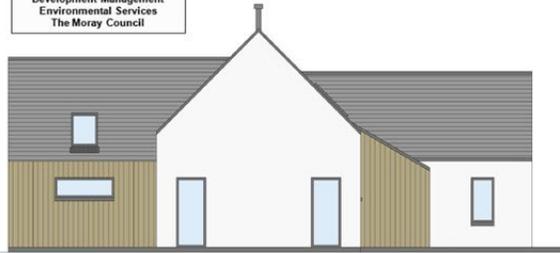
roof  
natural slate  
walls  
white render  
timber cladding

Town & Country Planning  
(Scotland) Act, 1997  
as amended  
**APPROVED**  
05 May 2023  
Development Management  
Environmental Services  
The Moray Council

**AMENDED PLANS**  
R3 Fir Park Road, Dyke



East Elevation



North Elevation



West Elevation



South Elevation

**grant and  
geoghegan**

planning, development and  
architectural consultants

T: 01343 556644  
E: enquiries@ggmail.co.uk

Drawing Title	Scale at A3	Date:	Drawing No.
elevations	1:100	15.11.22	021/2152/03



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.