

SITE A

AULTMORE, BY KEITH AB55 6QY



**GENEROUS AREA OF LAND FOR SALE, EXTENDING TO APPROXIMATELY 0.470 HECTARES,
SITUATED IN THE VILLAGE OF AULTMORE.**

**PLEASE TELEPHONE THE SELLING AGENTS ON [01343] 544077
TO ARRANGE AN APPOINTMENT TO VIEW OR FOR FURTHER DETAILS.**

Grigor & Young LLP

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**OFFERS IN REGION
OF £120,000
ARE INVITED**

Site 'A' is situated in the small peaceful distillery village of Aultmore, and extends to approximately 0.470ha (4700sqm) in size.

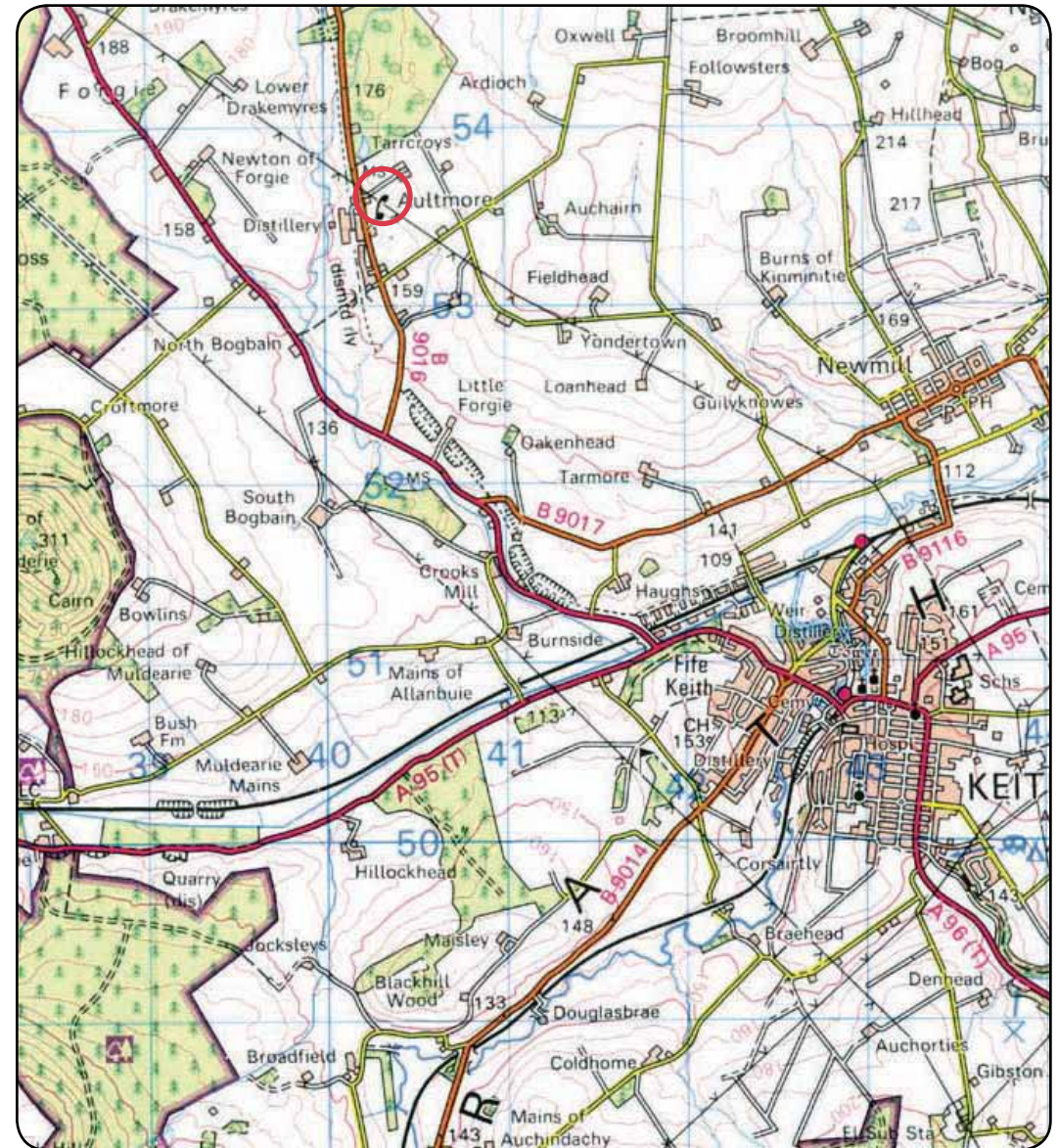
Just a short drive from the Moray town of Keith and within easy distance of the A96 Aberdeen to Inverness trunk road, the site is located to the north of the property named Glendale House and enjoys unrestricted views of the surrounding countryside to the rear and, to the front, overlooks Aultmore Distillery and beyond towards the hills in the distance. Access to the site is taken from the Class II B9016 Keith to Buckie road.

In the Moray Local Development Plan 2015, the site is currently zoned as opportunities for infill and gap-site development. In the proposed Development Plan 2019, the site has been designated as 'Site A' and zoned for housing.

There was previously full Planning Permission granted in March 2014 under the reference number 13/00989/APP for the residential development of 6 houses with garages and associated works. The planning consent has since expired. A copy of the plans can be viewed at the Elgin office of Grigor & Young, to provide an indication of what was previously approved for the site. Interested parties are advised to make their own enquiries on planning matters with Moray Council, who will provide guidance on current building standards regulations.

There is a mains' water supply available in the village but no public drainage. There are electricity and telephone lines within close proximity to the site and, for the avoidance of any doubt, connection to the services mentioned will be the responsibility of the developer.

Unrestricted viewing is available, although it would be appreciated if prospective purchasers would consider neighbouring proprietors and respect their privacy at all times.



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