

BUILDING PLOT AT SPEY ROAD CRAIGELLACHIE AB38 9TA

Grigor & Young LLP

SOLICITORS & ESTATE AGENTS

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BUILDING PLOT EXTENDING TO 0.3 ACRES, CONVENIENTLY SITUATED IN THE VILLAGE OF CRAIGELLACHIE AND WITHIN WALKING DISTANCE OF THE LOCAL AMENITIES.

PLANNING PERMISSION GRANTED
FOR A FOUR-BEDROOM DWELLINGHOUSE WITH INTEGRATED GARAGE.

PLEASE CONTACT THE SELLING AGENTS ON [01343] 544077 FOR FURTHER DETAILS

**OFFERS IN
REGION OF
£70,000**

Wonderful opportunity to acquire a Building Plot extending to 0.3 acres or 1188m² in the terraced Speyside village of Craigellachie. The plot is conveniently situated within walking distance of the local amenities, including the primary school, the well-known Craigellachie Hotel, the Victoria Hotel with its excellent stock of whisky, and the Post Office. The village of Craigellachie is itself ideally positioned for access to the Moray coast and the Cairngorms National Park, with the further benefit of the pursuits associated with the Spey Valley, notably fishing and the selection of distilleries all on the doorstep.

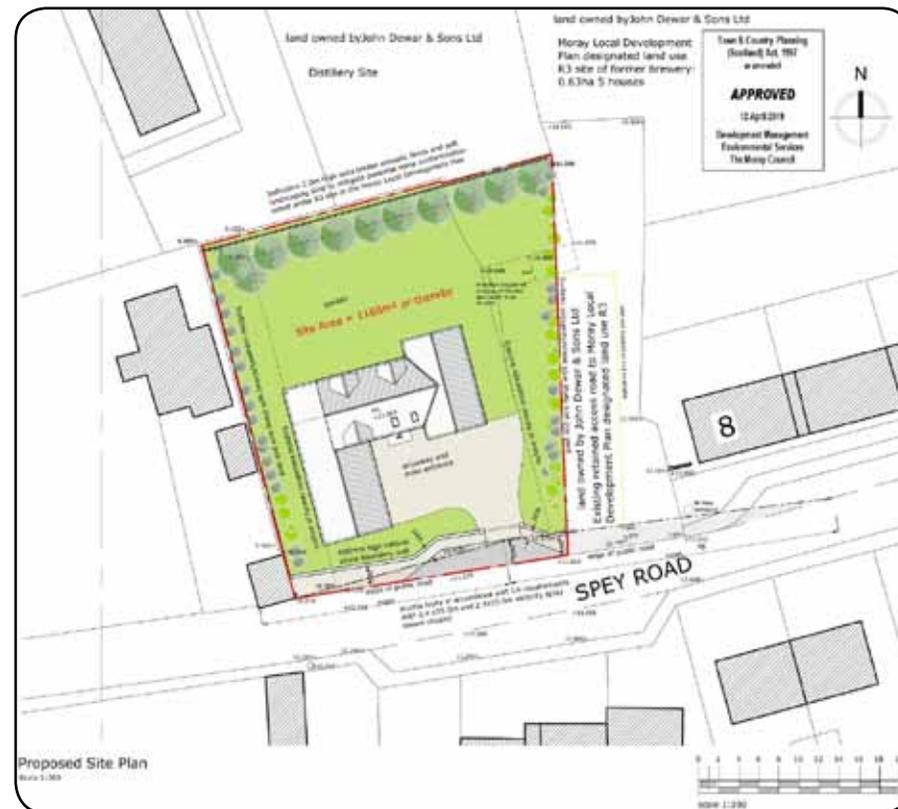
Proposed Planning Permission has been granted for the plot, comprising of a four-bedroom detached dwelling with an integrated garage and garden grounds. The Planning Permission reference number is 19/00057/PPP and was granted on 12th April 2019. The site is accessed from Spey Road, which is a Local Authority adopted carriageway. A copy of the permitted consent and the plans can be inspected at the Elgin office of the Selling Agents.

It is understood that there are existing services available, including electricity, public sewerage, public water and telephone lines, all located close to the subjects but, for the avoidance of any doubt, connection to the supplies 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.



VIEW FROM PLOT



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A list of Members' names is available for inspection at our office



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