



Elgin 14 miles

Rafford 1.5 miles

Inverness 30 miles

WOODLANDS **RAFFORD, MORAY**

An opportunity to acquire an attractive amenity woodland located a short distance from the village of Rafford, Moray.

Offers in excess of £25,000

DIRECTIONS

Travelling south-east from Forres along the B9010 road through Rafford for 3.5 miles, immediately on leave the village, take a left turn onto the road signposted "Granary Park".

Continue along this road for approximately 0.75 miles around a series of corners to the end of the public road before turning right. Follow this track for approximately 700m and the woodland will be on your right

The "what.three.words" location is
///oppose.clan.radically

AMENITIES

The subjects are situated a short distance from the village of Rafford, Forres.

Elgin, the regional centre, offers a wider range of amenities including a number of supermarkets, hotels, leisure facilities and a hospital.

GENERAL OVERVIEW

The woodland parcel extends to an area of

approximately 1.189 hectares (2.94 acres) or thereby.

The vast majority of the subjects consists mature, unthinned productive conifer with a mix of species. This is bisected by a powerline running east to west.

The remainder of the woodland to the north west is made up of mixed native broadleaves.

The site is bordered by a track to the north and pasture fields to the south-west and south-east.

ACCESS

Access is taken via the shared track leading off from the Rafford public roadway. From this track, a gateway opens into the woodlands.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars.

POSTCODE

The postcode for the property is IV36 2SL.



LOCAL AUTHORITY

The Moray Council
High Street
Elgin, IV30 IBX
www.moray.gov.uk :: Tel: 01343 543451

VIEWING

All interested parties may view the site by appointment with the sole selling agents, Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers are invited in excess of £25,000. Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendors will not be bound to accept the highest or any other offer for this property.

CLOSING DATE

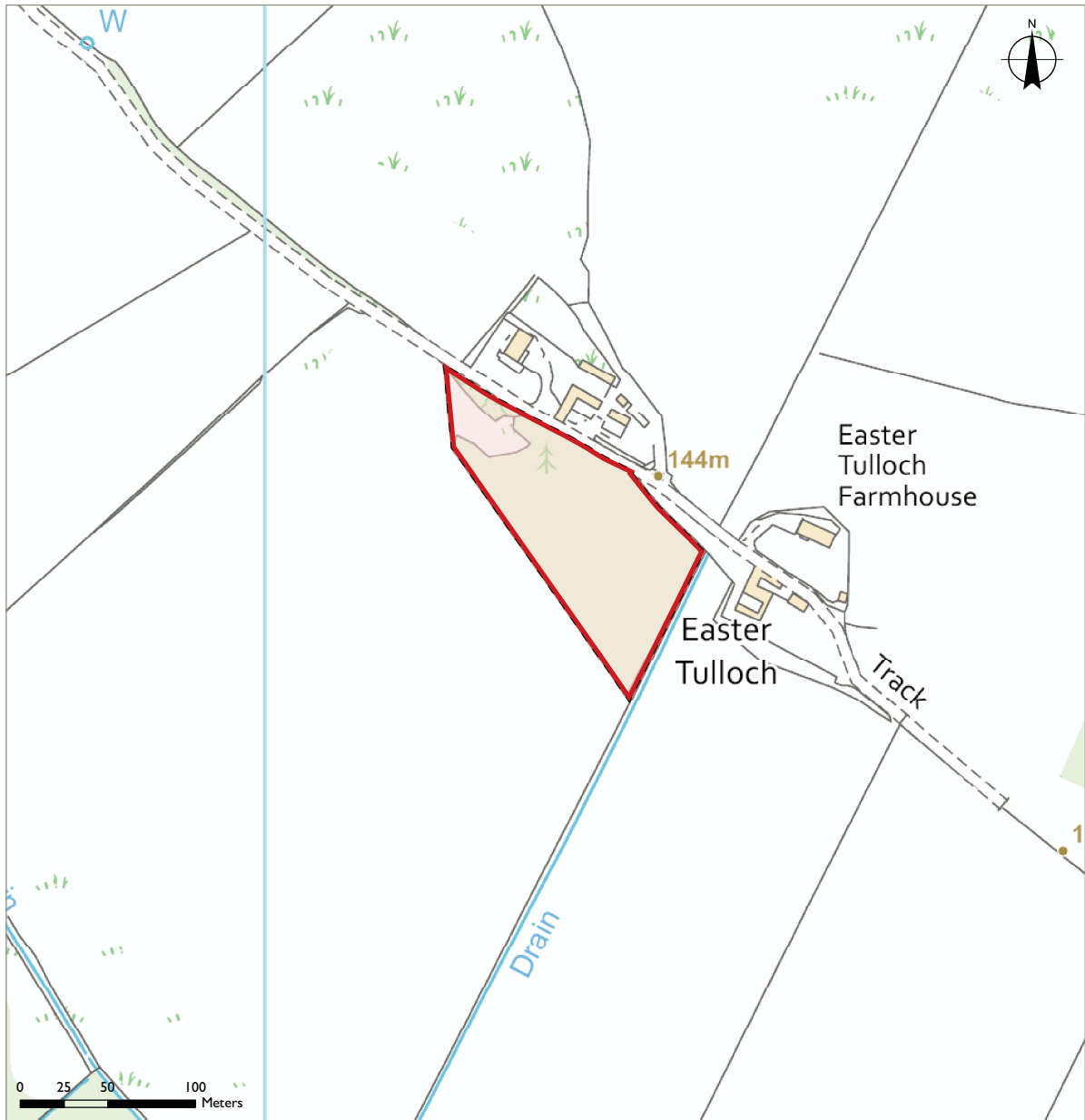
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.



Land at Easter Tulloch Rafford



Site Area (Approx):

1.189 Ha

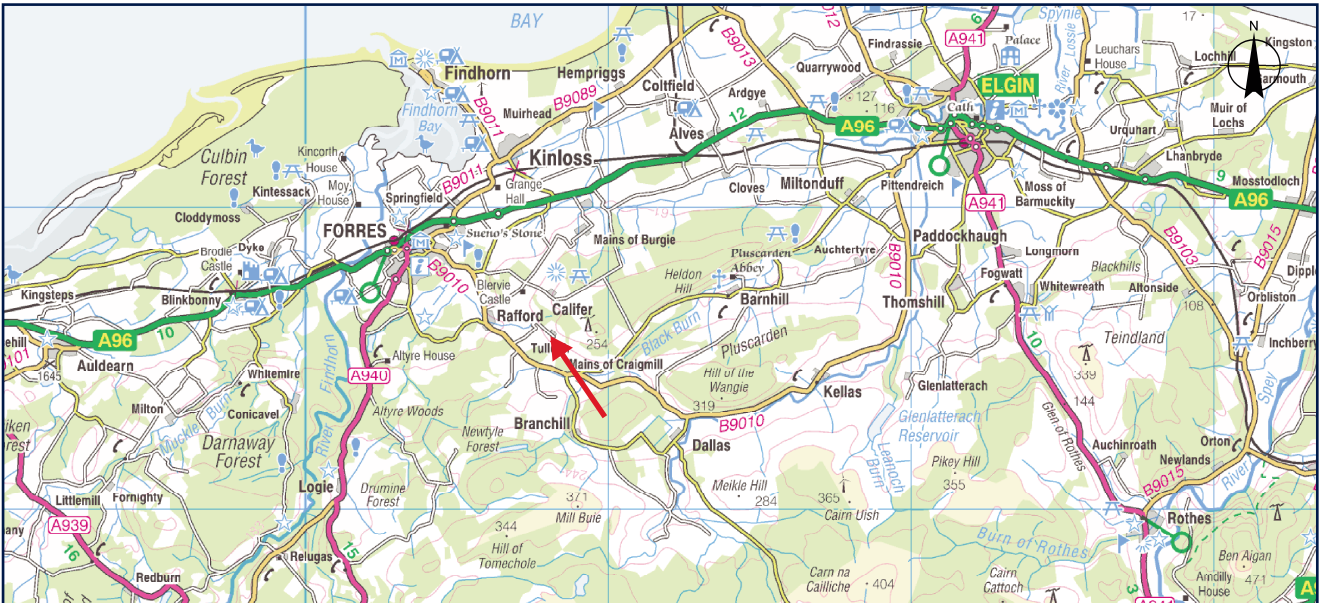
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 Subjects for sale

DO NOT SCALE FROM THIS PLAN

BOWLTS



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400



TPOS Membership No: T02079

Letting Agent Registration No: LARN1901018

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- Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

ADN/NH 4129 - Last Updated 12th April 2024

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www.bowlts.com