



Elgin 15 miles

Archiestown 1 mile

Aberlour 5 miles

RESIDENTIAL DEVELOPMENT PLOT

ARCHIESTOWN, MORAY

An attractive southerly facing plot with open views over farmland, ideally located in a quiet settlement, extending to 0.29 hectares (0.72 acres) or thereby.

Offers in excess of £80,000

DIRECTIONS

Travelling west from Rothes along the A941 shortly before reaching Cragellachie, turn right onto the B9102 signposted for Archiestown and Knockando. Follow this road for approximately six miles then take the left turn immediately before 'Tomlea'. Continue on this road for approximately ½ mile and turn right down the track before the turning for 'Valhalla'. Continue for approximately 170 yards and the site is located on your right before 'The Pastures'.

The location is
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GENERAL OVERVIEW AND AMENITIES

The nearby village of Archiestown benefits from a village shop, Post Office and hotel.

More facilities are available in the local town of Aberlour such as a secondary school and a variety of shops, hotels and restaurants.

Elgin, the regional centre, offers an array of supermarkets, hotels and leisure facilities. There is also a hospital and a rail link connecting to Inverness and Aberdeen.

LOCAL AUTHORITY

The Moray Council
Council Offices
High Street
Elgin
IV30 1BX
Tel: 01343 543451 :: www.moray.gov.uk

POSTCODE

The postcode for the site is AB38 9SJ.

PLANNING PERMISSION

The plot, extending to 0.29 hectares (0.72 acres) or thereby, benefits from Planning Permission for the erection of a 1½ storey, five bedroom detached dwelling house, with an internal double garage (Reference 16/00305/APP, dated 16th April 2016). A Certificate of Lawful Use or Development was also

granted for the partial construction of a road or part of a road and provision of services to the foundation of the house on site (Reference 24/01333/CLE, dated 6th February 2025). The purchasers will be required to comply with all conditions contained within the Planning Permission to the satisfaction of the Moray Council. Copies of the planning documents are available from the council planning portal or the selling agents.

ACCESS

As shown on the site plan overleaf, access will be taken either from the unclassified road which leads to Nether Tomlea Farm or via the track leading to 'Canol Y Coed' north of the site.

SERVICES

- Water – it is understood that water is available to the site.
- Electricity – the purchasers will be responsible for connecting to the mains electricity supply.
- Drainage – it is understood that drainage will be via a private septic tank and soakaway.

BOUNDARIES

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

VIEWING

Interested parties may view the property by prior arrangement 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 £80,000 (EIGHTY THOUSAND POUNDS) sterling. 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.

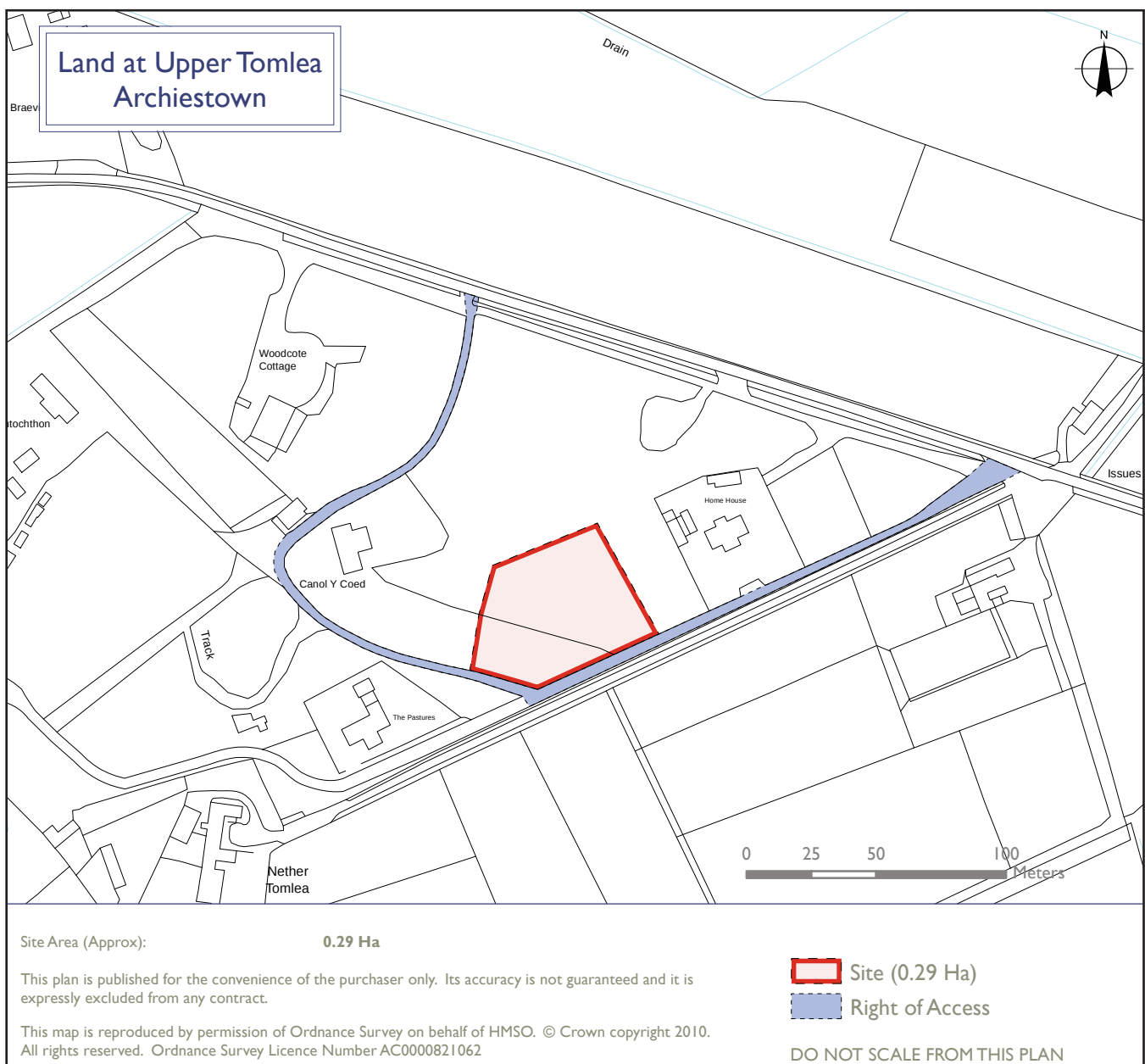
CLOSING DATE

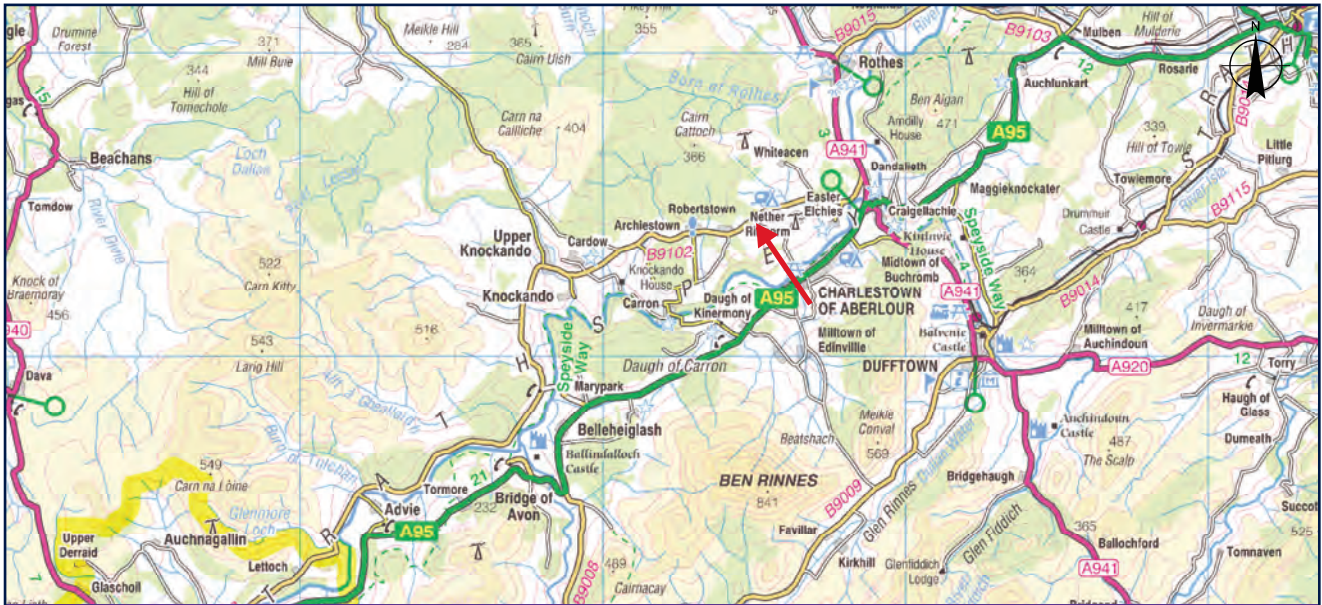
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to

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 email.

ANTI-MONEY LAUNDERING REGULATIONS

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.





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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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IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

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.

MM KB/3 - Last Updated 22nd July 2025