



Forres 4 miles

Elgin 9 miles

## **TWO RESIDENTIAL DEVELOPMENT PLOTS**

**HATTON, KINLOSS, MORAY**

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Each plot benefits from Full Planning Permission for the erection of a detached dwelling house. The plots extend to approximately 1,490m<sup>2</sup> and 1,517m<sup>2</sup> respectively.

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Offers are invited in excess of £92,000 per plot.

## DIRECTIONS

Travelling east on the A96 past Forres, turn left at the roundabout with the B9011, towards Kinloss, Findhorn and Burghead. Travel through Kinloss (B90089), past the air base entrance gates on the left (north) side of the road. On leaving Kinloss, continue past a Forestry Commission woodland and take the turning on the left into Hatton Farm immediately adjacent to the agricultural machinery dealership. The sites can be found at the bottom of the farmhouse garden.

## GENERAL OVERVIEW AND AMENITIES

Kinloss offers a variety of local amenities and services, including a Post Office, shop, swimming pool and sporting facilities. There is also a primary school.

Forres, only four miles away, offers all the services required for everyday living, including a good range of shops and supermarkets, primary and secondary schools, health centre, hospital and railway station with regular services to Inverness and Aberdeen.

## LOCAL AUTHORITY

The Moray Council  
High Street  
Elgin  
Moray  
IV30 1BX  
Tel: (01343) 54345  
Fax: (01343) 563261

**POSTCODE** IV36 2UA

## SITE AND PLANNING CONSENT

The terms under which Planning Permission was granted are contained in Outline Approval ref: 03/00733/OUT, dated 10th July 2003, and the Reserved Matters Approval ref: 06/01552/FUL, dated 19th February 2007.

There is also email correspondence from the Moray Council dated 12th January 2012 confirming that development has commenced and that the Planning Permission 06/01552/FUL is extant and will remain so in perpetuity until or unless replaced by a future Planning Permission.

The full Planning Consent granted is for two spacious, three bedroom detached properties, one on each plot.

All of the planning documentation can be inspected by arrangement with the selling agents.

## ACCESS

A servitude right of access for use associated with the domestic development of the site will be granted over a private access

road leading from the Council road. Maintenance will be on a shared basis.

## SERVICES

- Water - mains water is understood to be in close proximity to the subjects of sale. The purchasers will be required to bear the cost of the connection to the mains and for the water meter.
- Electricity - mains electricity is understood to be in close proximity to the subjects of sale. The purchasers will require to bear the full cost of the connection.
- Drainage - the purchasers will require to connect to a septic tank and soakaway system to be installed at their sole expense and contained within the subjects of sale.

## FENCING

The purchasers will be obliged to erect, at their sole expense, a fence around the subjects and to maintain this in a stockproof condition thereafter.

## VIEWING

All interested parties may view the sites by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

## ENTRY

Entry to the sites will be granted at a date to be mutually agreed with the vendor.

## OFFERS

Offers in excess of £92,000 (NINETY TWO THOUSAND POUNDS) sterling are sought for each plot.

Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

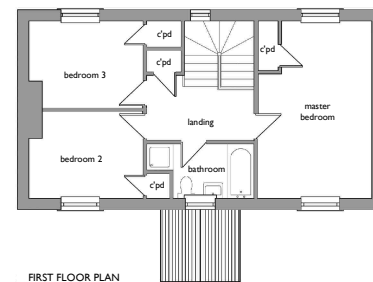
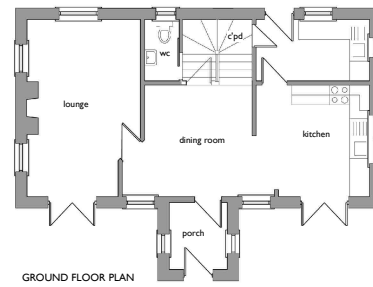
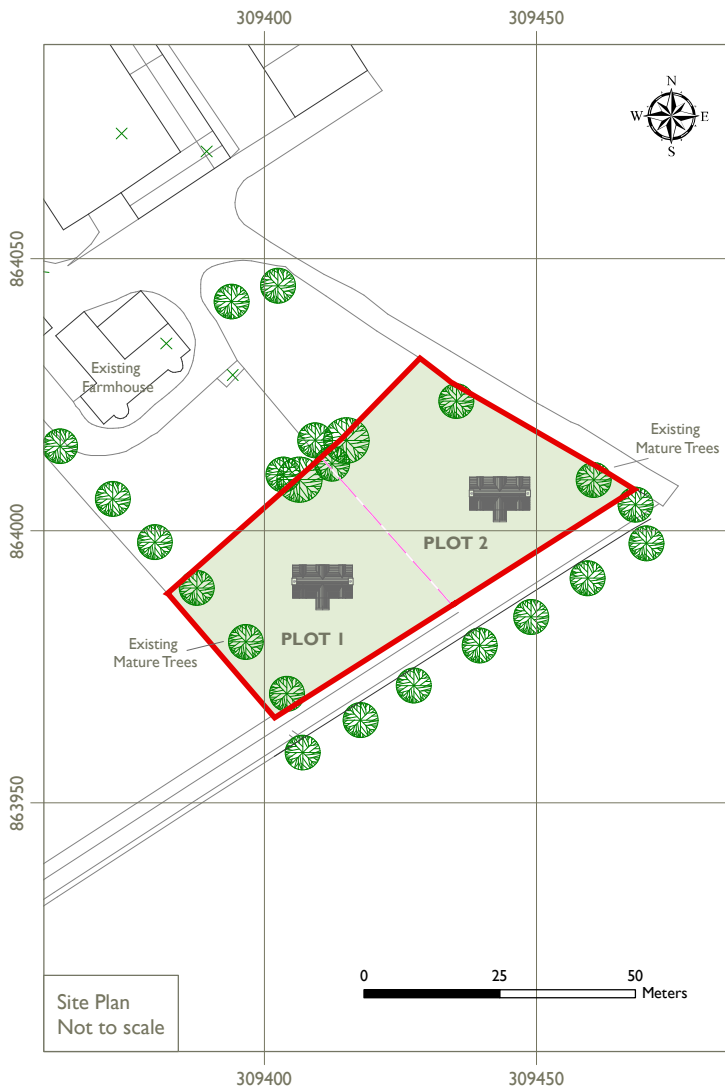
It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

## 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 strongly recommended that interested purchasers register their interest in this property in writing by letter - rather than relying on email.



## Sites at Hatton Kinloss



Plot 1 Area (Approx): **1,260m<sup>2</sup>**  
 Plot 2 Area (Approx): **1,271m<sup>2</sup>**  
 Site Area (Approx): **2,531m<sup>2</sup>**

Position of proposed planting is indicative at present.

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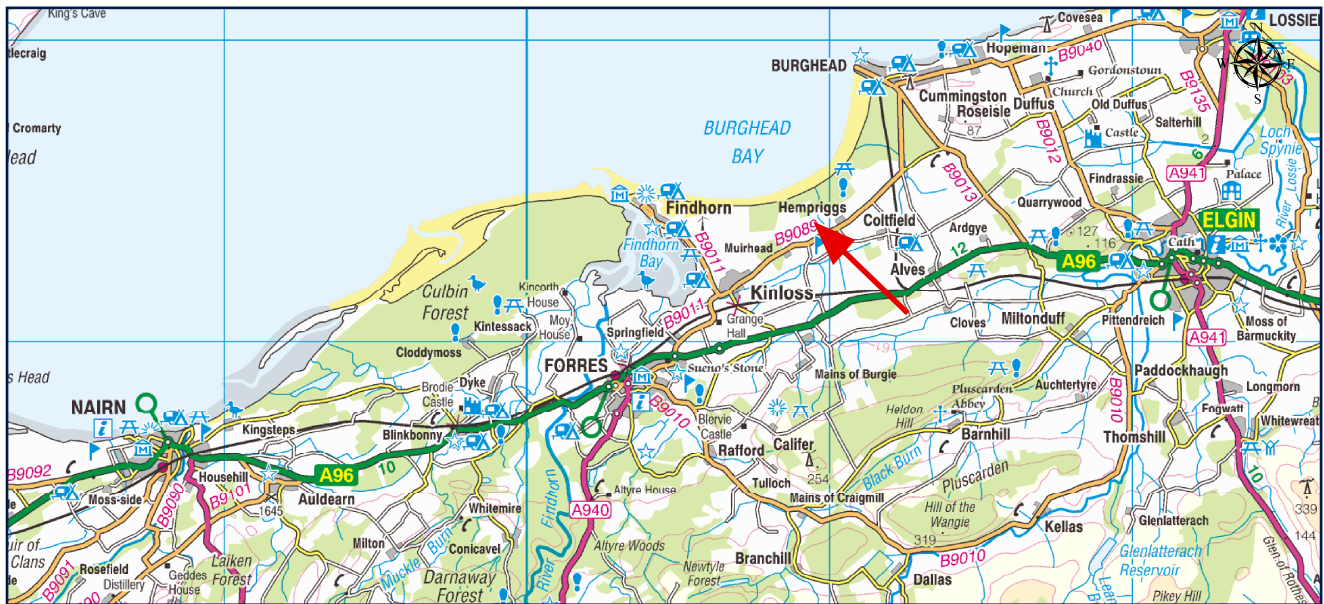
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### Legend

- Site Boundary
- Plot Boundary

DO NOT SCALE FROM THIS PLAN

# BOWLTS



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**Seafield of Raigmore**  
**Inverness, IV2 7PA**  
**Tel 01463 235753**  
**Fax 01463 235838**



**Barnhill, Pluscarden**  
**By Elgin, Moray, IV30 8TZ**  
**Tel 01343 890400**  
**Fax 01343 890222**



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### IMPORTANT NOTICE

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

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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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.

**KSB/AM 2247**  
**Date Amended 23rd October 2014**

**01343 890400**  
**www.bowls.com**