

**SITE AT INNESMILL STEADING**  
ELGIN, MORAY







## SITE AT INNESMILL STEADING, ELGIN, MORAY

An exciting development opportunity in a convenient location.

Elgin 5 miles ■ Inverness 43 miles ■ Aberdeen 62 miles

Acreage 1.46 acres (0.59 hectares)

Guide Price £160,000

- Exciting development opportunity
- Planning consent for two separate 5 bedroom houses
- Water and electricity on site
- Accessible rural setting
- Wonderful countryside location

# Galbraith

Inverness  
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 OnTheMarket







### SITUATION

Innesmill Steading is set in a peaceful yet very accessible position about three miles to the north of the village of Lhanbryde, and about five miles east of Elgin in the county of Moray. Elgin, with its famous 13th Century Cathedral provides an excellent range of amenities including good shopping with various supermarkets and boutiques, a hospital, leisure centre, swimming pool and cinema. The area also offers some fine hotels, restaurants and local attractions. There is a primary school in Lhanbryde whilst the house sits in the catchment for Milne's High School in Fochabers. Private schooling is available at Gordonstoun School, Duffus about 10 miles away.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Rivers Spey and Findhorn, skiing at The Lecht and Cairngorm range, sailing in the Moray Firth and walking. There are many highly regarded golf courses in the area including Elgin Golf Club and the nearby Maverston Golf Course near Urquhart about 2 miles away. Located about 30 minutes drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent water sports and highly regarded inns.

Inverness (43 miles) has all the facilities of a modern city including its Airport (36 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 59 miles to the east.

### DESCRIPTION

Planning consent (Reference 22/01061/APP) has been obtained to erect two, 5 bedroom detached houses on site which are being sold as a whole. The submitted plans are for two 1.5 storey dwellings each with a kitchen/dining room, sitting room, utility room, 5 bedrooms (1 en-suite) 1 shower room and 1 bathroom. The whole site extends to about 1.45 acres (0.59 hectares) or thereby.

Please note the site will not be cleared.

For further detail relating to planning, visit the Moray Council Planning Department website at <https://publicaccess.moray.gov.uk/eplanning/>

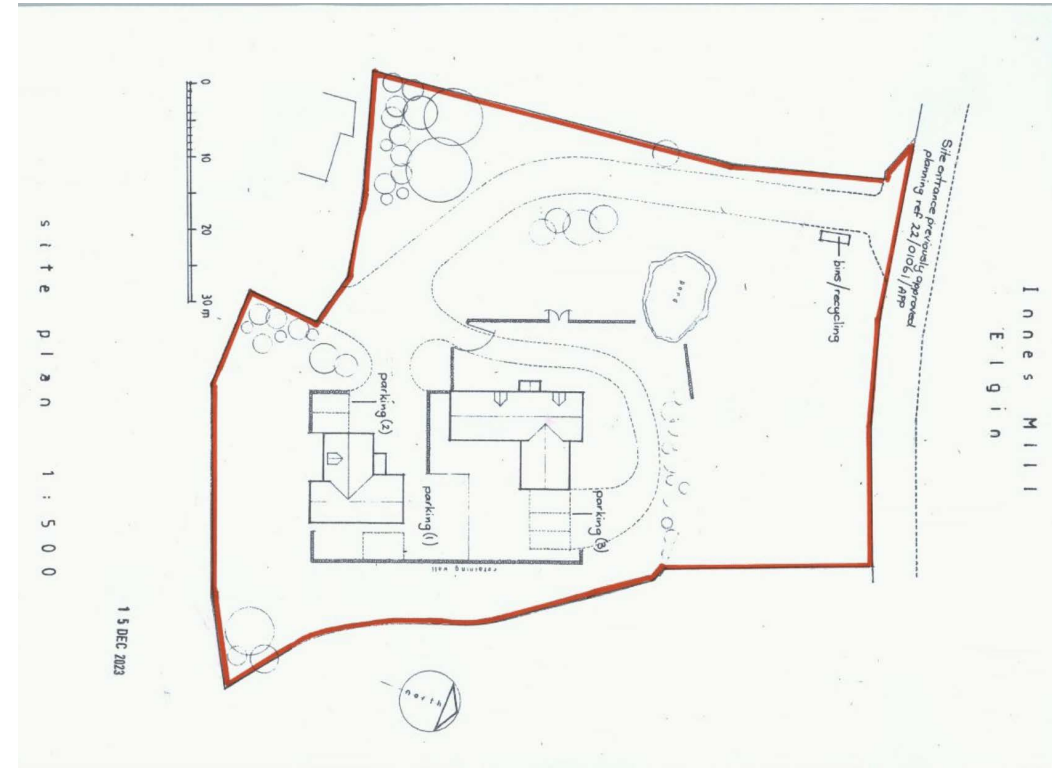
### SERVICES

Water and electricity are available on site. Foul drainage will be to a private facility which will need to satisfy all necessary statutory requirements.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Council Tax	Broadband	Mobile
On site	On site	Private	Freehold	To be assessed	Available nearby	YES





An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

#### ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Planning stipulates that the access track needs to be moved at the purchasers expense from its current position to that indicated on the planning application site plan. Neighbouring, Innesmill Cottage will have a right of access over the newly constructed track.

#### DIRECTIONS

From Elgin, take the A96 eastwards to Lhanbryde. At the first roundabout on the village by-pass, take the first exit and once in the village, take the first left onto Burnside Road. Continue along this road exiting the village and passing the bowling club on the right hand side. At Darklands, head straight on at the crossroads. After 1.3 miles, turn right at the next junction and continue for 1 mile where Innesmill Steading is located on the right.

#### POST CODE

IV30 8NH

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: speak.tradition.surfaces

#### SOLICITORS

Grant Smith Law, Elgin

#### LOCAL AUTHORITY

Moray

#### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

#### VIEWINGS

Strictly by appointment with the Selling Agents.



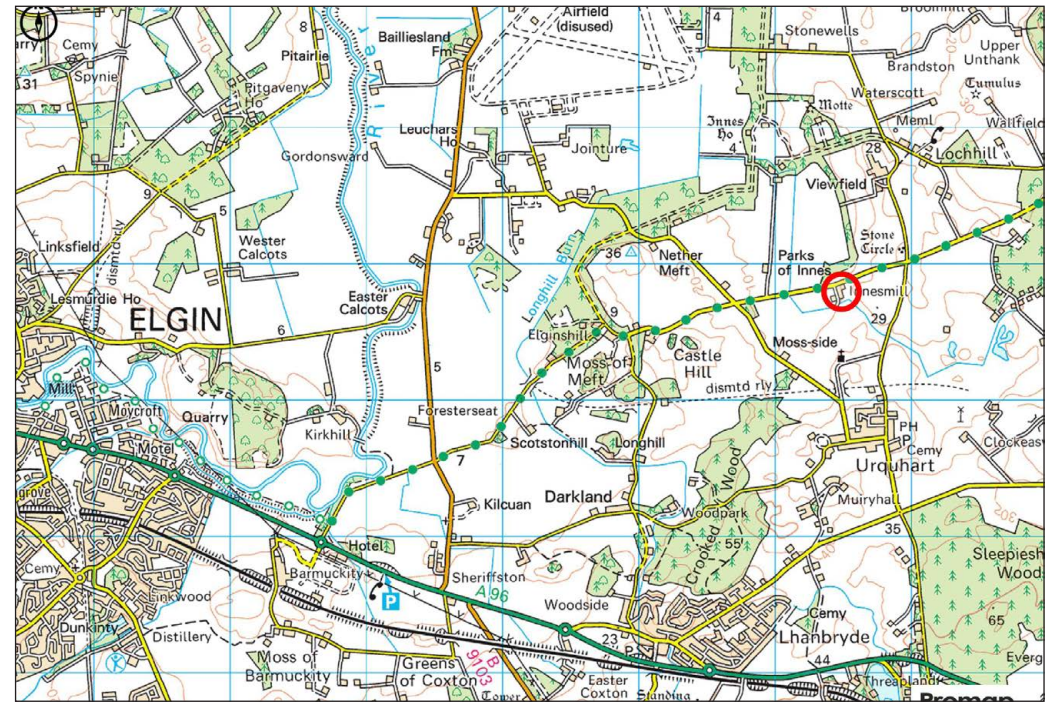
## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024







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