



Galbraith

# PLOT 2 AT THOMSHILL HEIGHTS

ELGIN, MORAY

## PLOT 2 AT THOMSHILL HEIGHTS, ELGIN, MORAY

A superb building plot in an accessible rural setting

Elgin 5 miles ■ Inverness 42 miles

About 0.84 acres (0.34 hectares)

Price: £125,000

- Planning permission for a detached 3/4 bedroom house
- Quiet yet accessible rural position
- Easy access to a wide range of amenities
- Services available on site

**Galbraith**

Elgin  
01343 546362  
elgin@galbraithgroup.com

 OnTheMarket





## SITUATION

The plot 2 at Thomshill Heights is set in an attractive rural setting at the northern end of Foths Wood near Thomshill, a short distance (about 5 miles) south of the historic city of Elgin. 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 are a number of good primary schools in Elgin and two secondary schools. 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. Located about 20 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 (42 miles) has all the facilities of a modern city including its Airport (35 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 62 miles to the east.

## DESCRIPTION

Plot 2 at Thomshill Heights sits in a secluded yet very accessible position on the northern end of Foths Wood and only a few miles south of Elgin. Extending to about 0.34ha/0.86acres or thereby the site benefits from full planning consent (Ref: 15/01428/AMC including a commencement of development letter) for a superb detached house to be erected on site.

Accommodation is proposed to extend to about 241m<sup>2</sup> and is provided over two storeys including a vestibule, hall, lounge, open plan kitchen/dining/sun lounge, master suite, plant room, utility room, shower room, rear hall and garage on the ground floor. On the first floor, there are to be 2 bedrooms (both en suite), a family room and a study. Mains water and electricity are already on site. The site is bounded by a post and wire fence and to the south is sheltered by mature woodland.

For further details relating to planning, visit the Moray Council Planning Department website at <https://publicaccess.moray.gov.uk/eplanning/> citing Ref: 15/01428/AMC.

### SERVICES

Purchasers must satisfy themselves as to the availability and quality of all services. Foul drainage will be to a private facility which will need to satisfy all necessary statutory requirements. A mains water supply and mains electricity have already been brought on site.

### SERVICES

| Property                    | Water | Electricity | Drainage | Tenure   |
|-----------------------------|-------|-------------|----------|----------|
| Plot 2 at Thomshill Heights | Mains | Mains       | Private  | Freehold |

### DIRECTIONS

From Elgin, head south on the A941. On the outskirts of Elgin, turn right (3rd exit) at the roundabout onto Birnie Road and at the next roundabout take the first exit heading south past the Golf Club. Continue into Thomshill passing through the village and past the Glen Lossie Distillery. After about 200m, turn left onto an unmetalled road into Foths Wood. The plot is located on the left hand side after about 300m.

### ACCESS

From the public road, the subjects are accessed over a private unmetalled road over which all necessary rights of access will be granted. Maintenance will be shared according to user.

### POST CODE

IV30 8SW

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: haystack.dinosaur.grazing

### SOLICITORS

Stewart & McIsaac, Elgin

### LOCAL AUTHORITY

Moray Council

### VIEWINGS

Strictly by appointment with the Selling Agents. As an enclosed building plot, purchasers should take all due care to ensure their health and safety when on site.

### 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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

# Plot 2 Thomshill Heights, Thomshill



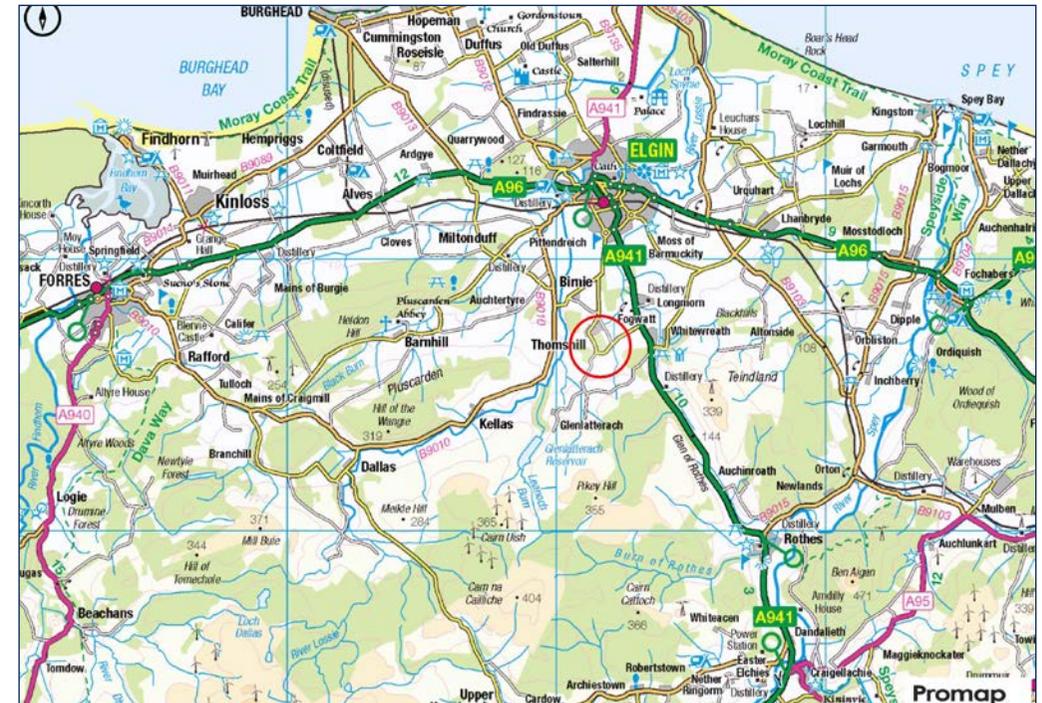
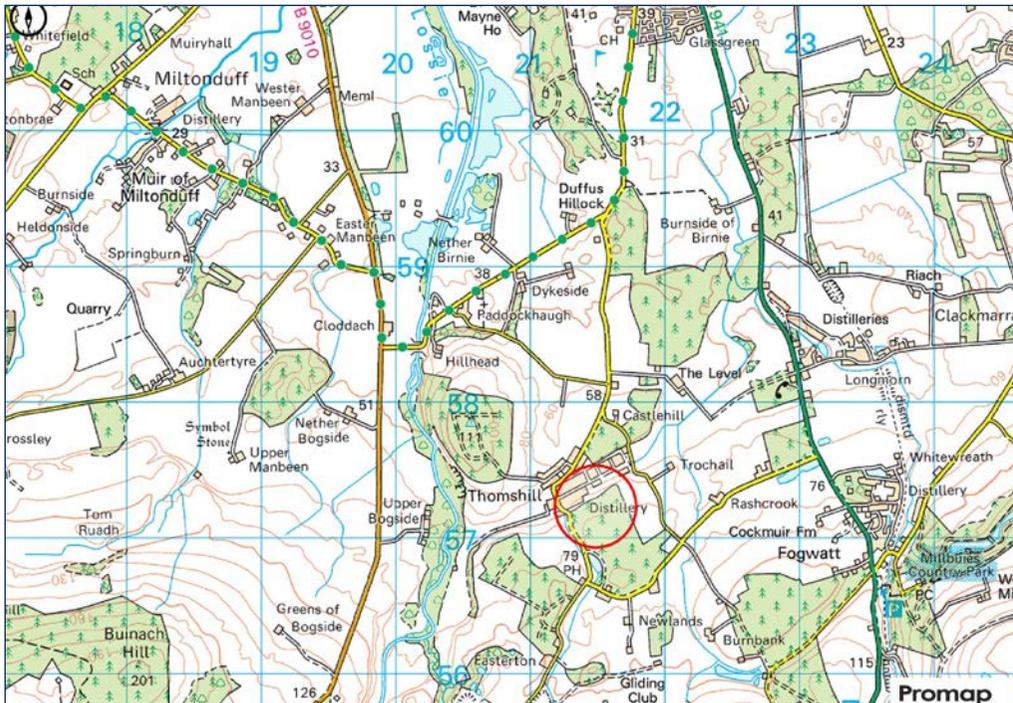
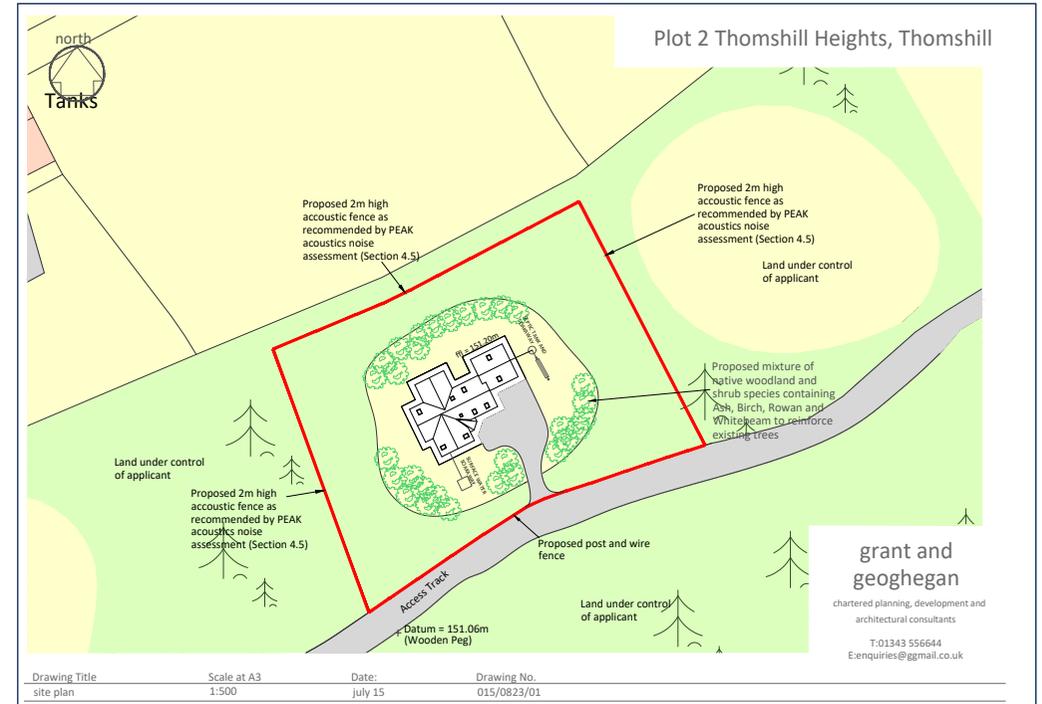
**grant and  
geoghegan**

chartered planning, development and  
architectural consultants

T:01343 556644  
E:enquiries@ggmail.co.uk

## 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, together with proof of funding and Identification. 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. Photographs taken in June 2022.





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