



**PLOT AT RASHCROOK**  
BIRNIE, ELGIN, MORAY

**Galbraith**







## PLOT AT RASHCROOK, BIRNIE, ELGIN, MORAY

**A serviced plot with planning consent for a detached house**

Elgin 5 miles ■ Inverness 42 miles ■ Aberdeen 66 miles

**Acreage 1 acre (0.4 hectares)**

**Guide Price £110,000**

- Plot with planning permission
- Consent for a 3 bedroom house and attached garage
- Generously sized plot
- Charming, rural location
- Electricity and mains water on site.

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com





SITUATION

Set in a very accessible position to the south of the historic city of Elgin, the plot enjoys wonderful south and westerly views over the surrounding countryside. 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.

Inverness (42 miles) has all the facilities of a modern city including its Airport which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 61 miles to the east.

DESCRIPTION

Full planning permission (Ref: 08/02301/FUL and 24/01432/APP) has been obtained for the creation of a bespoke, detached, three bedroom house and attached garage, to be located in a stunning rural setting in close proximity to Elgin. The approved plans are for a house with the accommodation comprising a Kitchen/dining/living room, master bedroom with en suite bathroom, two further bedrooms, family bathroom, W.C. utility room, and attached garage. The site enjoys a generously sized plot allowing for the creation of a wonderful rural home with ample ground to ensure privacy. Electricity and Mains water are available at the site but we understand that the purchaser will need to put in suitable drainage. The council have been notified of the initiation of development.

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

SERVICES

Electricity and mains water is available on site. Provision of the foul drainage facility will be the responsibility of the purchaser which will need to satisfy all necessary statutory requirements. The purchasers must satisfy themselves as to the availability and quality of all services.

DEED OF CONDITION

The plot is restricted to one residential dwelling house and one garage. Additional conditions of sale are detailed in a deed of condition which is available from the selling agent.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Council Tax
Mains – On site	Mains – On site	Private-Purchaser to install	Freehold	To be assessed

\*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/>

DIRECTIONS

From Elgin, head south on the A941 sign posted to Rothies. After about 3.5 miles, immediately prior to reaching the small hamlet of Fogwatt, turn right onto a single track road. Continue for about half a mile (800m) where the plot is located on the left hand side. See Site and location Plan for details.

POST CODE

IV30 8SW





### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: jolt.brother.dormant

### SOLICITORS

R & R Urquhart, Nairn

### LOCAL AUTHORITY

Moray

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

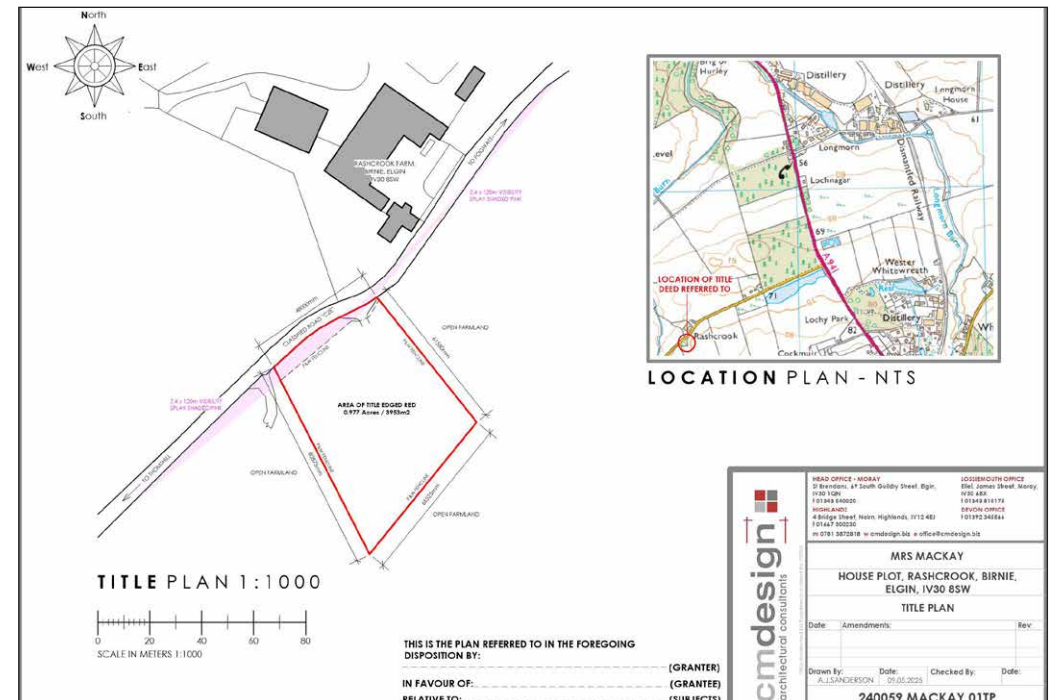
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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 2025







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