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PROPOSED NEW HOUSE AT PLOT 2
THE Paddock, NEWTON, ELGIN, MORAY

Galbraith

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PROPOSED NEW HOUSE AT PLOT 2, THE Paddock, NEWTON, ELGIN, MORAY

An outstanding detached house to be built in an exclusive development.

Elgin 3.5 miles ■ 35 Inverness miles

About 0.71 acres (0.29 hectares) or thereby

- 'Mackenzie' Design with a Kitchen / Family Room and 4 bedrooms
- Architect designed family home
- To be built by Russell Construction Moray Ltd
- Energy efficient with Air Source Heat Pump
- Detached double garage
- Generous plot size with landscaped grounds
- Delightful accessible semi-rural location

Galbraith

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Grant and Geoghegan Ltd.
Planning and Architectural Services



OnTheMarket

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SITUATION

The New House at Plot 2, The Paddock is proposed to sit in an accessible and very exclusive development of 4 new houses (by Russell Construction Ltd.) in a charming rural location at Newton, about 3.5 miles west of Elgin in the county of Moray. Moray, 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. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorm range, sailing and walking. There are many highly regarded golf courses nearby including Elgin Golf Club (about 5 miles), The Moray Golf Club in Lossiemouth (about 8 miles) and also the two championship links golf courses in Nairn (about 20 miles). Located about 15 minutes' drive away is the 'jewel' of the Moray coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing, water sports and highly regarded Inns.

The historic city of Elgin provides a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. There are a number of good primary schools in the local area and schooling up to secondary level is available in Elgin. Forres also has a Steiner School whilst private schooling for children over 8 years of age is available at Gordonstoun School, Duffus about 6 miles away. Inverness (about 35 miles) has all the facilities of a modern city including its airport (about 27 miles) which offers regular flights to the south and summer flights to many European destinations.

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DESCRIPTION

To be sited in a tree lined former paddock within the grounds of Newton House, the house style has been designed in conjunction with local architect-designer Neil Grant of Grant & Geoghegan and is to be built by the well regarded local building firm Russell Construction Limited. The new house at Plot 2 will be of the 'Mackenzie' design comprising an attractive one and a half storey detached dwelling with accommodation extending to approximately 184m². On the ground floor, the room layout includes and a vestibule, hall, kitchen / family room with pantry, utility room, shower room, plant room and 2 bedrooms. On the first floor, there will be a landing leading to two bedrooms (both 'en suite'). The Mackenzie style house will also have a detached garage.

The house will be built to an exemplary specification (as detailed below) with generous allowances for the kitchen and bathroom fittings and a wood burning stove.

Key Build Specifications

- ICF Build (Insulated Concrete Formwork)
- Energy efficient triple glazed hardwood windows and doors
- Larch Cladding
- Off white render
- Grade A Spanish slates
- Palermo oak doors throughout
- Oak staircase, MDF treads and risers with 10mm toughened glass balustrade

Heating

- Air source heating system with hot water storage tank
- Underfloor heating to ground floor
- Radiators to first floor rooms
- Wood burning stove

Electrical

- White electrical fittings throughout
- TV points in family room and bedrooms
- Shower points in all 'en suites' and bedrooms
- Low energy spotlights in kitchen, utility, bathrooms and 'en suite'
- Low energy pendant lighting in bedrooms
- Smoke, heat and carbon monoxide detectors

Drainage

- Graf one 2 clean sewage treatment plant
- Rainwater soakaway

Internal Decoration

- Walls and ceiling painted with two coats of matt emulsion
- Two coats of satin wood to all door frames, skirting and facings

Services

- Mains electric, water and BT

Driveway and Landscaping

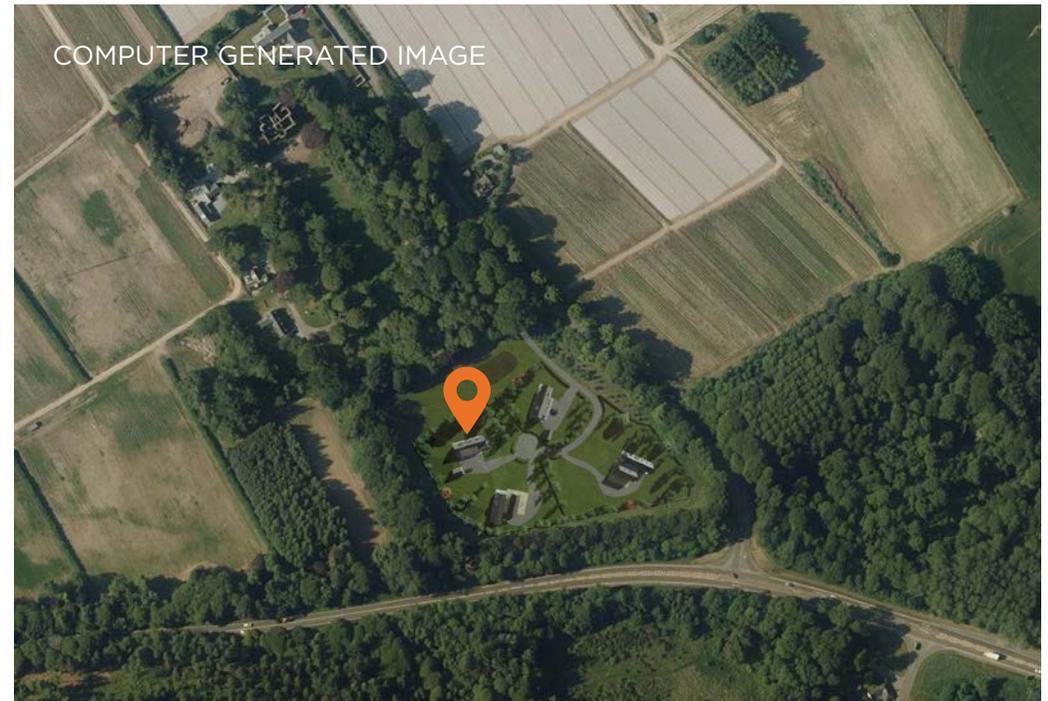
- Driveway to be formed with timber upstanding edge, type 1 hardcore and finished with Parkmore driveway chip
- Garden areas to be grass seeded
- Boundary fences to be post and wire
- Grey concrete slabs to paths and patio area

ALLOWANCES

An allowance for kitchen and utility fittings is included up to £20,000, for bathrooms and 'en suites' up to £10,000 and for the wood burning stove, including flue and hearth £3,500.

SERVICES ETC.

Property	Water	Electricity	Drainage	Heating	Council Tax
New House at Plot 2 at The Paddock	Mains	Mains	Private	Air Source Heat Pump	To be assessed



DIRECTIONS

From Elgin head west on the A96 towards Inverness. Passing the Eight Acres Hotel on your right hand side, continue for about 2.5 miles before turning right onto the B9013 sign posted to Burghead. After about 400m, turn left into Newton House (there are two sandstone gate pillars at the entrance). The plot is located on the left hand side. See site and location plans for details.

POST CODE

IV30 8XW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: broached.beauty.widgets

SOLICITORS

Harper Macleod, Elgin

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

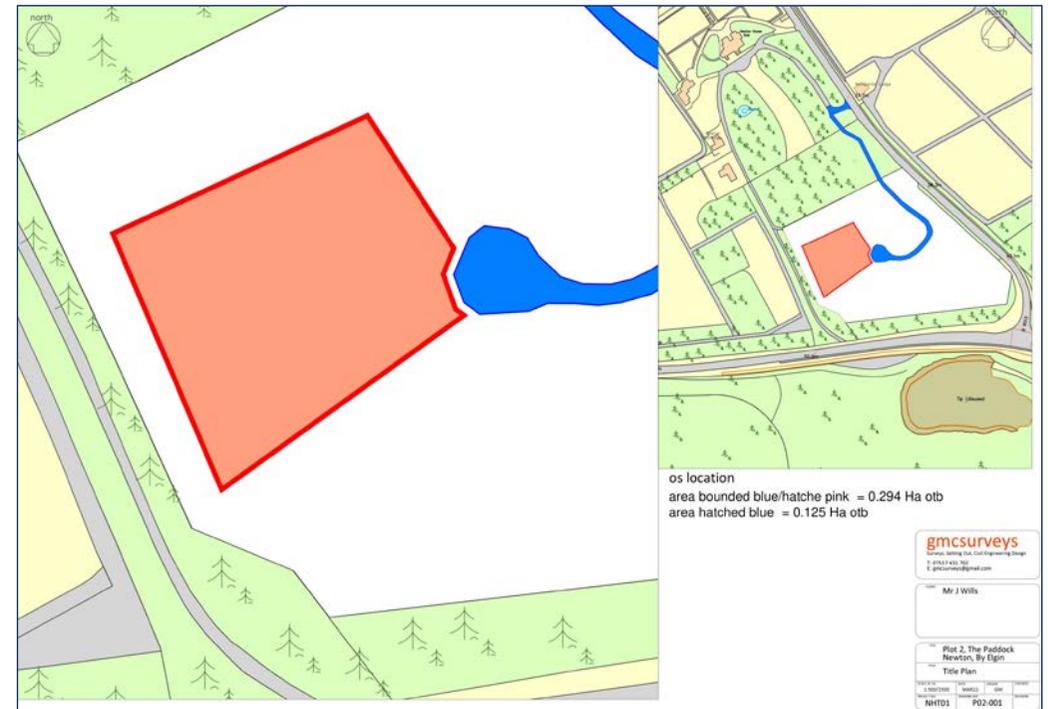
Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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.



MACKENZIE



First Floor
Approximate Floor Area
632 sq. ft
(58.74 sq. m)



Ground Floor
Approximate Floor Area
1351 sq. ft
(125.49 sq. m)

Approx. Gross Internal Floor Area 1983 sq. ft / 184.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 Spring 2021.



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