



## 2 BUILDING PLOTS, CARRON BY ABERLOUR, MORAY, AB38 7QP

Wonderful development opportunities in a stunning edge of hamlet setting at the heart of Speyside.

Aberlour 4 miles   Elgin 19 miles   Inverness 54 miles   Aberdeen 61 miles

- Full planning consent for two substantial detached dwellings.
- Beautiful, peaceful location.
- Open, uninterrupted views to the west over grassy fields.
- Only a short distance from the river Spey.
- Within commuting distance of Elgin.
- Additional land to the north may be available by separate negotiation.
- For sale as a whole or in 2 separate lots.

**Lot 1: About 0.098 ha / 0.24 acres.**

**Lot 2: About 0.099 ha / 0.24 acres.**

**As a whole: About 0.197 ha / 0.48 acres.**

5 Commerce Street  
Elgin  
Moray IV30 1BS  
01343 546362  
elgin@galbraithgroup.com

## GENERAL

These two excellent building plots are located in a delightful setting on the edge of the hamlet of Carron, right at the heart of Speyside and the 'Malt Whisky Trail'. They offer all the benefits of real country living with uninterrupted views over fields to the west, yet are not isolated. The village of Aberlour (about 4 miles) has a good range of shops including an excellent delicatessen, a post office, banks, various restaurants and pubs. It offers highly regarded primary and secondary schooling as well as a doctor's surgery, cottage hospital and an award winning dentist. Further afield, Elgin (about 19 miles) offers a wider range of facilities including a modern shopping centre, various supermarkets and a railway station with services to Inverness and Aberdeen. The property is approximately equidistant between the two airports at Aberdeen and Inverness which provide excellent links to the south and overseas.

Moray and the historic county of Banff are renowned for their sunny and dry climate, and have 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 the Cairngorms National Park. The unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous River Spey, skiing at the Lecht (Tomintoul) and Cairngorm range, and walking on the nearby Speyside Way, a stunning walk which follows the route of the former Speyside railway line. The area has a number of excellent golf courses. For the sailing enthusiast, the marinas at Lossiemouth and Findhorn offer excellent facilities.

## PLANNING

Planning has been obtained to create two superb detached houses on the edge of the quaint hamlet of Carron on generously sized plots. Ref: 10/00742/APP and dated 12 February 2014. The purchasers shall satisfy themselves with regard to all Planning matters. The submitted plans are for two separate dwellings, each with a living room, kitchen / dining room, conservatory, 2 bathrooms and 4 bedrooms (3 en suite). Further details are available from the selling agents or Moray Council.

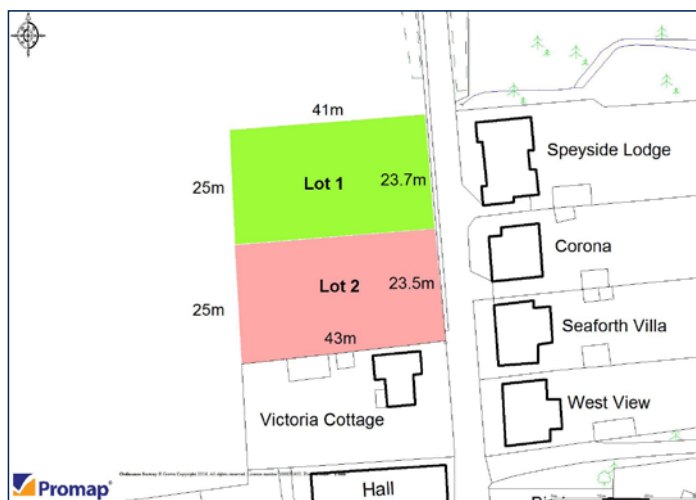
Additional land to the north may be available subject to separate negotiation.

## DIRECTIONS

From Elgin take A941/A95 south signposted to Perth. Continue through Rothies and Aberlour. About 2.5 miles south of Aberlour, turn right onto the road signposted to Carron & Dailuaine. Continue on this road for about 1.5 miles, crossing over the River Spey. At the T-junction turn right, the building plots are after the last house on the left. Postcode: AB38 7QP

## ACCESS

The plots are accessed directly from an unnamed public road.



## SERVICES

Mains electricity and water are available nearby. 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.

## SOLICITORS

Grigor and Young No.1 North Street, Elgin, Moray IV30 1UA. Tel: 01343 544 077

## LOCAL AUTHORITY

Moray Council, Council Offices, High Street, Elgin, Moray. Tel: 01343 543 451

## OUTGOINGS

The purchaser will be liable for all outgoings relating to the site.

## VIEWING

The site is largely open and may be viewed provided the sole selling agents receive prior notification. The vendors or their agents take no responsibility with regard to the safety of parties viewing the property.

## INTERNET WEBSITE

This property and other properties offered by Galbraith can be viewed on our website at [www.galbraithgroup.com](http://www.galbraithgroup.com) as well as our affiliated websites [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com).

## MORTGAGE FINANCE

Galbraith has an alliance with Fox Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, based in our Edinburgh office, on 0131 240 6990.



## 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 CKD 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 Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 5 Commerce Street, Elgin, Moray, IV30 1BS. 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.



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