

## PLOT AT LACHLANWELLS

FORRES, MORAY



# PLOT AT LACHLANWELLS, FORRES, MORAY

**A superb serviced plot in a desirable rural setting.**

Forres 7 miles ■ Elgin 7 miles ■ Inverness 33 miles

**0.34 acres/0.14 hectares)**

**Offers Over £110,000**

- Full planning permission for a 3 bedroomed detached dwelling
- Services on site
- Permission for a double garage
- Easily accessible semi-rural setting

**Galbraith**

Inverness  
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**SITUATION**

Located midway between Elgin and Forres, the plot sits in a tranquil setting about a mile from the A96 (Inverness to Aberdeen trunk road) and to the south of the small village of Alves on the ‘Laich of Moray’. To the north, across rich arable land lies the historic coastal villages of Findhorn, Hopeman and Lossiemouth with their golfing, sailing and water sports facilities whilst the Moray coastline has a dramatic coastline and wide unspoilt beaches. To the south lies the ‘malt whisky trail’ and beyond (about an hour’s drive) is the spectacular scenery of the Cairngorm National Park which offers excellent walking, river, field and winter sports facilities.

Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (33 miles) offers all the facilities of a modern city including its Airport (26 miles) which can be reached in around 40 minutes. There are highly regarded primary schools in the local area including those at Alves, Mosstowie, Forres and Elgin. State secondary schooling is available in Elgin and Forres which also has a Steiner School whilst the world famous Gordonstoun School is located at Duffus, about 10 miles away.

**DESCRIPTION**

Full planning permission has been obtained to erect a generously sized, detached house, designed by CM Design.

The submitted plans (Ref: 22/01708/APP) are for a detached 1.5 storey house consisting of an open plan kitchen/dining/sitting room, master bedroom with balcony and en suite shower room, two further bedrooms, bathroom, W.C., utility room and detached double garage.

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

**SERVICES**

Water, electricity and phone line are available on site. The purchaser 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.

**ACCESS**

The plot is accessed over a private track over which it will have a right of access.

**DEED OF CONDCTIONS**

A Deed of Conditions is in place over the plot.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Mobile
Mains	Mains	Septic Tank	Freehold	Oil	To be determined	To be determined	Yes



### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

From Elgin in the east, take the A96 towards Forres. At the village of Alves, take the first left signposted for Cloves and Carsehill and continue along this road for about 0.5 miles and then turn right on to an unclassified road. Follow this road for 0.4 miles and then turn left onto a private track, follow the track past the house, after it bends to the left the plot is on the right hand side. See site and location plans for further details.

### POST CODE

IV36 2RA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bouncing.broth.factory

### SOLICITORS

Ledingham Chalmers, Inverness

### LOCAL AUTHORITY

Moray Council

### VIEWINGS

Strictly by appointment with the Selling Agents.

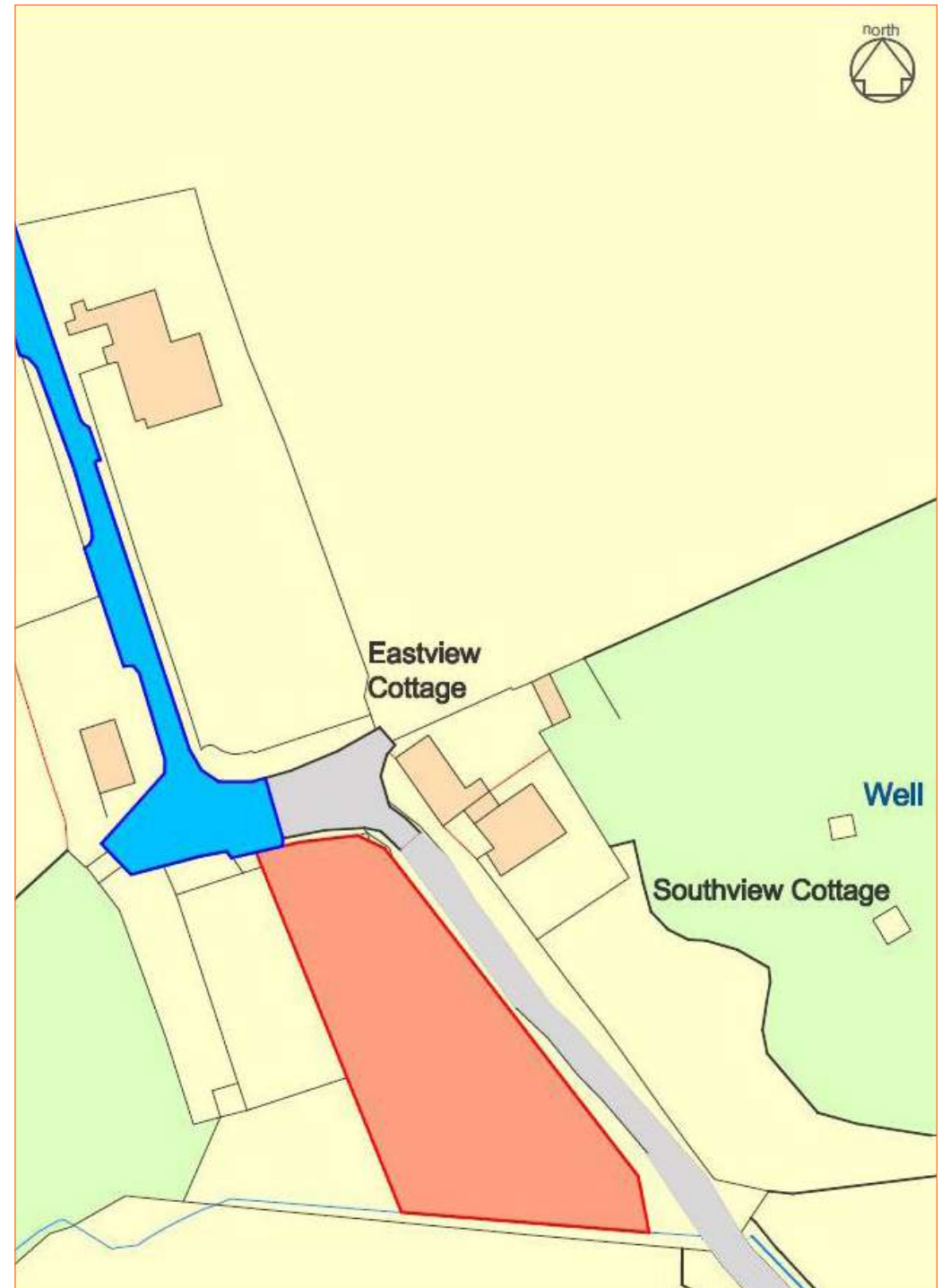
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

### HEALTH & SAFETY

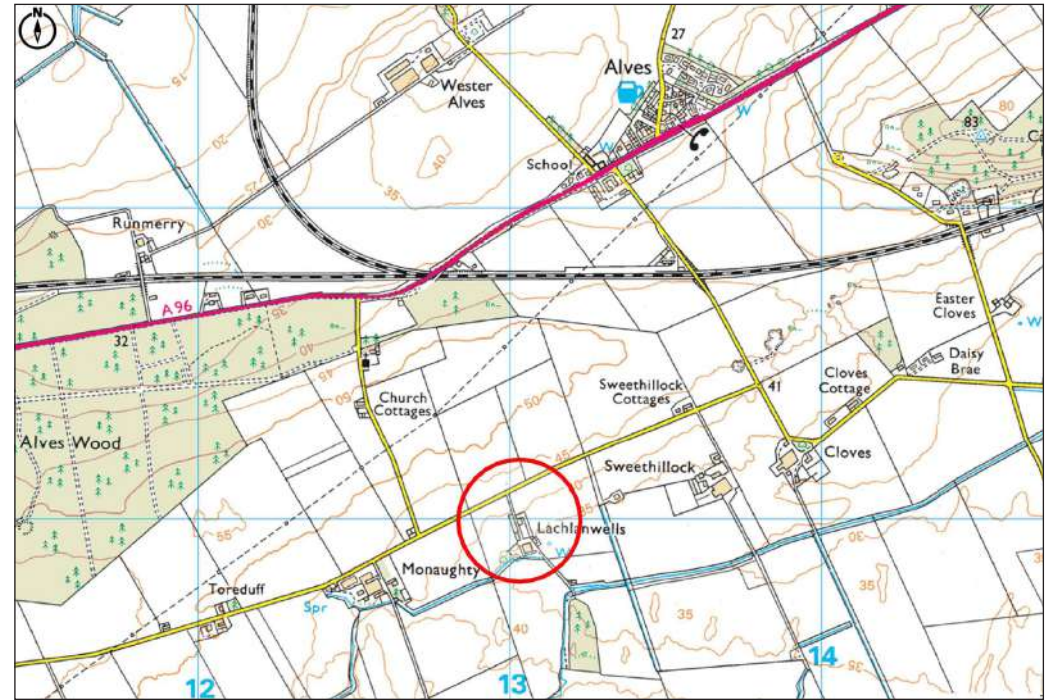
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





## 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. 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 September 2023.







**Galbraith**



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