

**PLOTS AT LACHLANWELLS**  
FORRES, MORAY

# PLOTS AT LACHLANWELLS, FORRES, MORAY

## Four superb serviced plots in a desirable rural setting

Forres 7 miles ■ Elgin 7 miles ■ Inverness 33 miles

Guide Price £120,000 (per plot)

- Four individual plots each with planning permission
- Plots 1 and 2 - 4 bedroomed detached dwelling
- Plots 3 and 4 - 3 bedroomed detached dwellings
- Services already on site for each plot
- Each with a double garage
- Easily accessible rural setting

Plot 1 0.32 acres/0.13 hectares

Plot 2 0.33 acres/0.13 hectares

Plot 3 0.32 acres/0.13 hectares

Plot 4 0.34 acres/0.14 hectares

## Galbraith

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 OnTheMarket



### SITUATION

Located midway between Elgin and Forres, the plots sit 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 four generously sized, detached houses, each designed by CM Design.

The submitted plans for Plots 1 and 2 (Ref: 22/01709/APP) are for a 1.5 storey dwelling with an open plan kitchen/dining/living room, sitting room, 4 bedrooms (master with en-suite shower room), shower room, bathroom, utility room and an attached garage.

The submitted plans for Plots 3 and 4 (Ref: 22/01708/APP) are for a detached 1.5 storey house on each site each consisting of an open plan kitchen/dining/sitting room, master bedroom with balcony and en suite shower room, 2 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 plots are accessed over a private track over which they will have right of access.

### DEED OF CONDITIONS

A Deed of Conditions will be put in place in respect of all plots.

### SERVICES AND COUNCIL TAX

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

### 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 where the fenced plots are located on the right side of the track. See site and location plans for further details.





Plot 3

**POST CODE**

IV36 2RA

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: riding.shall.rules

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

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) 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.

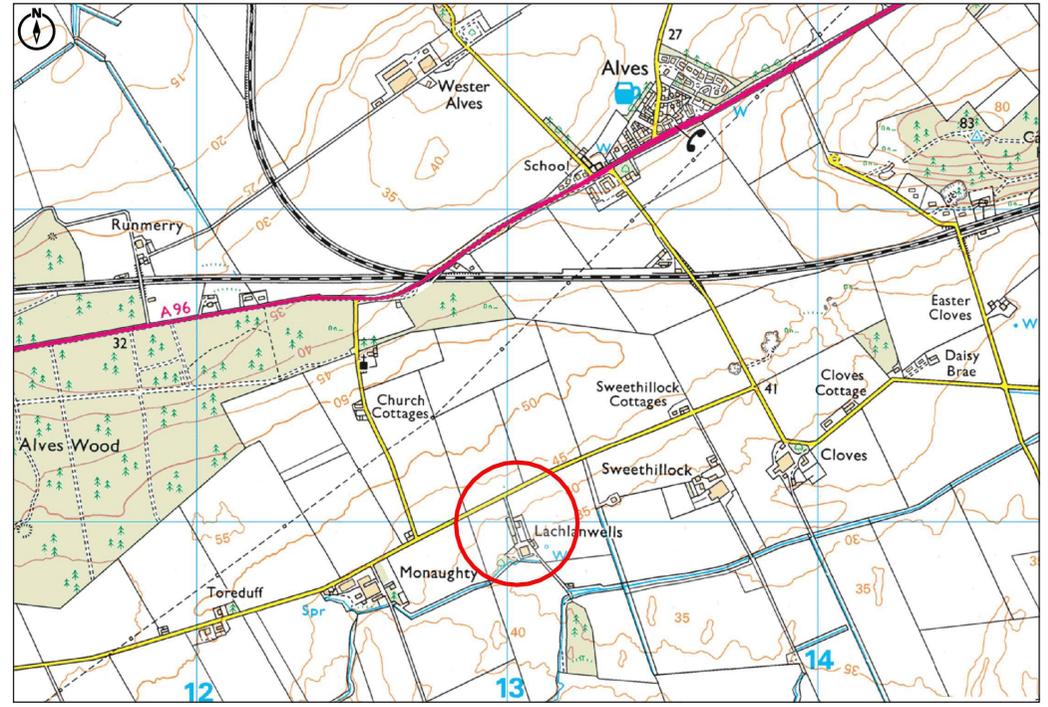
Failure to provide this information may result in an offer not being considered



Plot 3



Plots 3 & 4



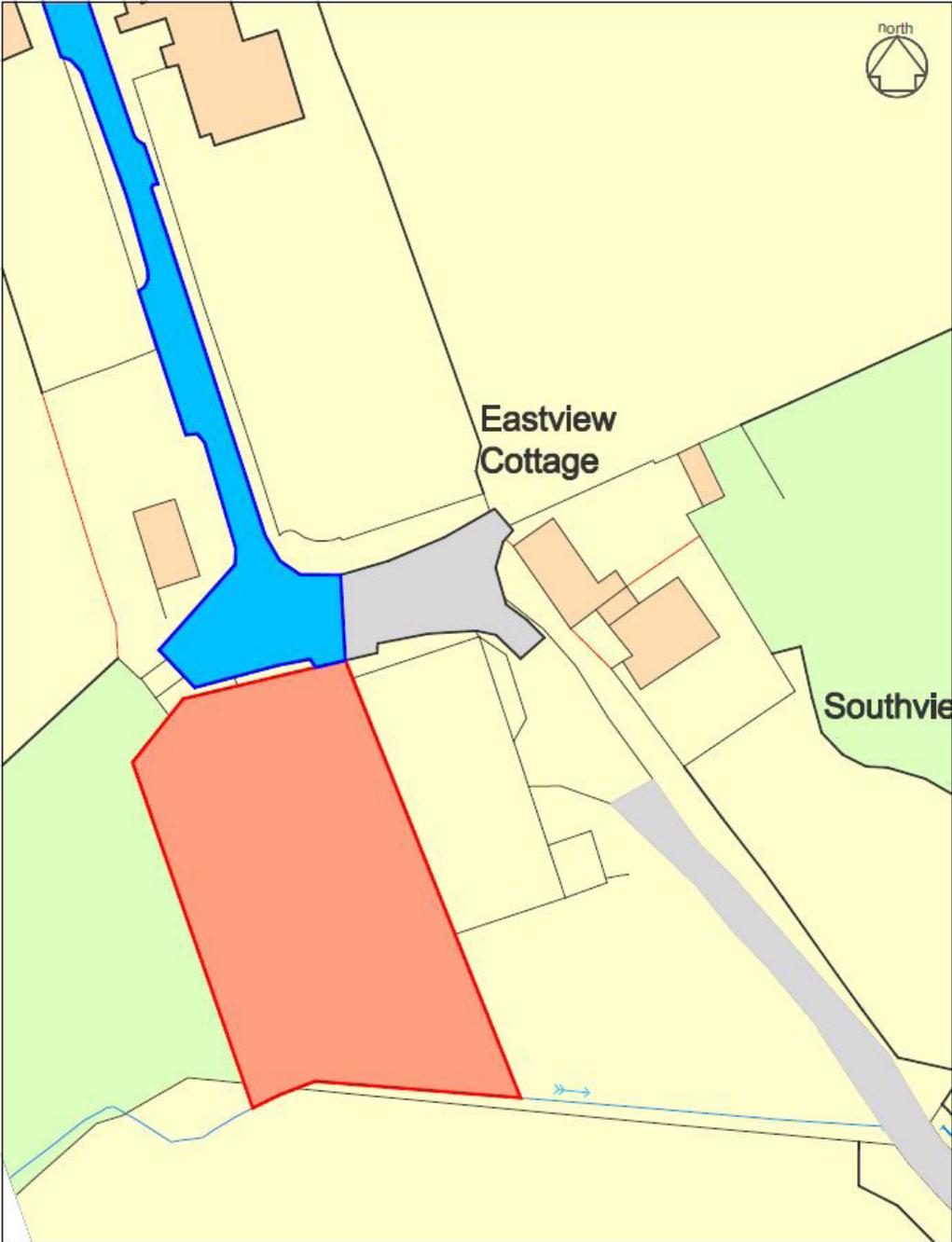
Plot 1



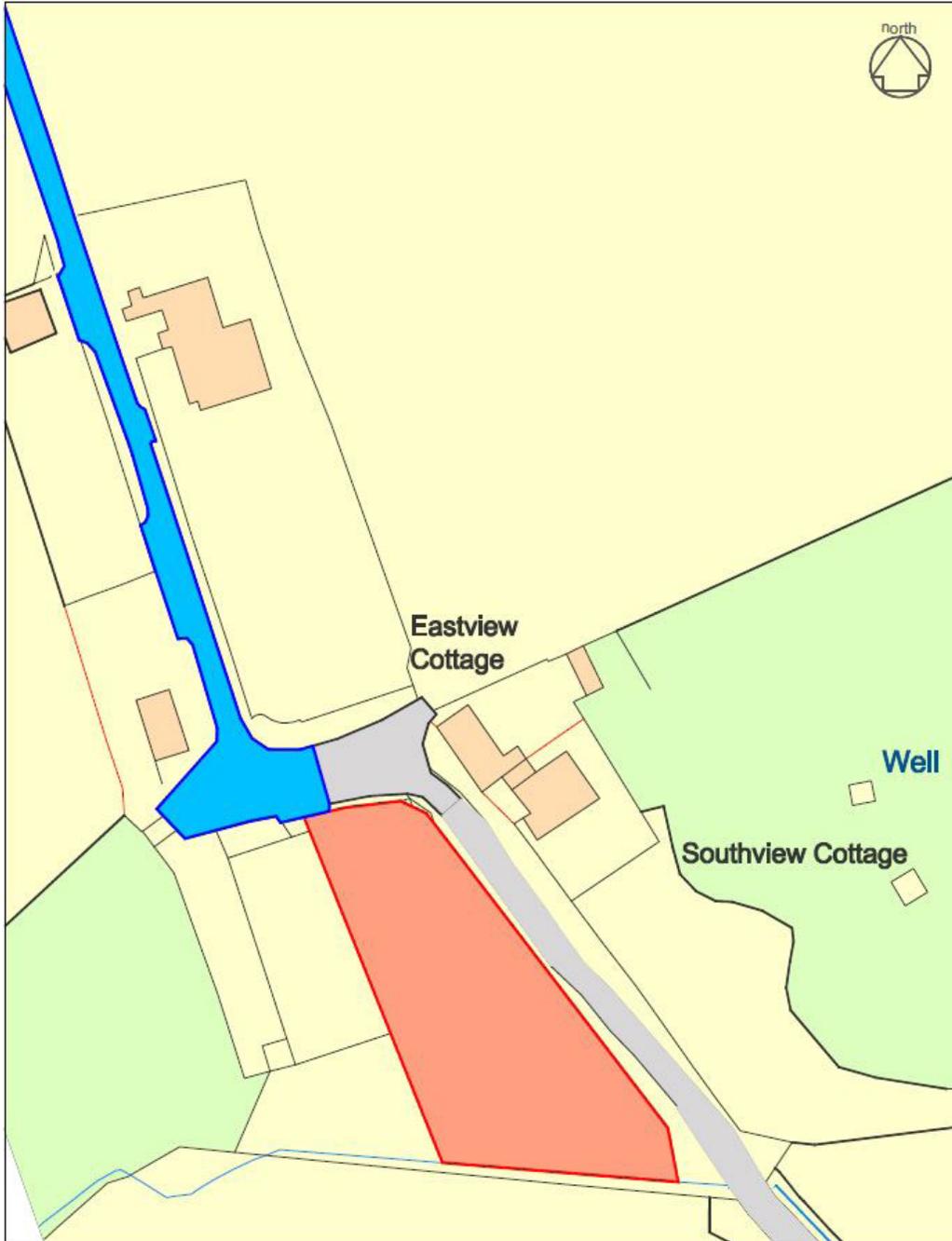
Plot 2



Plot 3



Plot 4





#### 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 Services 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 September 2023.

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