



Galbraith

**PLOTS AT EASTFIELD**  
KINTESSACK, FORRES, MORAY



# PLOTS AT EASTFIELD, KINTESSACK, FORRES, MORAY

Superb plots in a sought after village location

Forres 4.2 miles ■ Elgin 16.5 miles

Plot 1 About 0.45 acres / 0.18 ha – Offers Over £120,000

Plot 2 About 0.77 acres / 0.31 ha – Offers Over £125,000

Plot 3 About 1.21 acres / 0.45 ha – Offers Over £135,000

- Three individual plots with planning permission
- Each with consent for a 4 bedroom house and a double garage
- Generously sized plots
- Charming, edge of village location
- Services on site

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





**SITUATION**

The plots at Eastfield are located in a highly desirable and accessible position, a short distance from Forres (about 4.2 miles) which provides a wide range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Forres has been a winner of the Scotland in Bloom award on many occasions and is host to the famous Forres Highland Games. Nearby attractions also include Brodie Castle and Brodie Country Fare as well as the popular and picturesque coastal village of Findhorn with its renowned beaches. Schooling up to secondary level, including a Steiner School is available in Forres whilst private schooling is available at Gordonstoun, about 16.6 miles away. Primary schooling is available at the popular village of Dyke (about 1.5 miles). The historic city of Elgin provides a further comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Inverness (about 25.6 miles) has all the facilities of a modern city including its airport (about 18 miles) which offers regular flights to the south and summer flights to many European destinations.

**DESCRIPTION**

Full planning permission (ref: 18/00833/APP) has been obtained for the creation of three, detached, four bedroom houses, each with a detached double garage, to be located at the eastern edge of the desirable village of Kintessack. The submitted plans are for a 1.5 storey dwelling on each plot with the accommodation including a vestibule, kitchen/dining/living room, sitting room, utility room, 4 bedrooms (3 with en-suite shower rooms), shower room and bathroom. Services are on site and 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**

Water and electricity are available on site. The 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.

**SERVICES, COUNCIL TAX AND TENURE**

Water	Electricity	Drainage	Tenure	Council Tax
Mains	Mains	Private	Freehold	To be assessed

**DIRECTIONS**

On the A96 about a mile west of Forres turn right signposted to Kintessack and Earnhill House. Take the next right where signed to Broom of Moy and Kintessack and follow this road for about 2.5 miles to Kintessack, where the plot is located on the left hand side (see site and location plans for details).

**POST CODE**

IV36 2TG

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: done.organic.voltages



## SOLICITORS

Burnett & Reid, Aberdeen

## LOCAL AUTHORITY

Moray Council

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

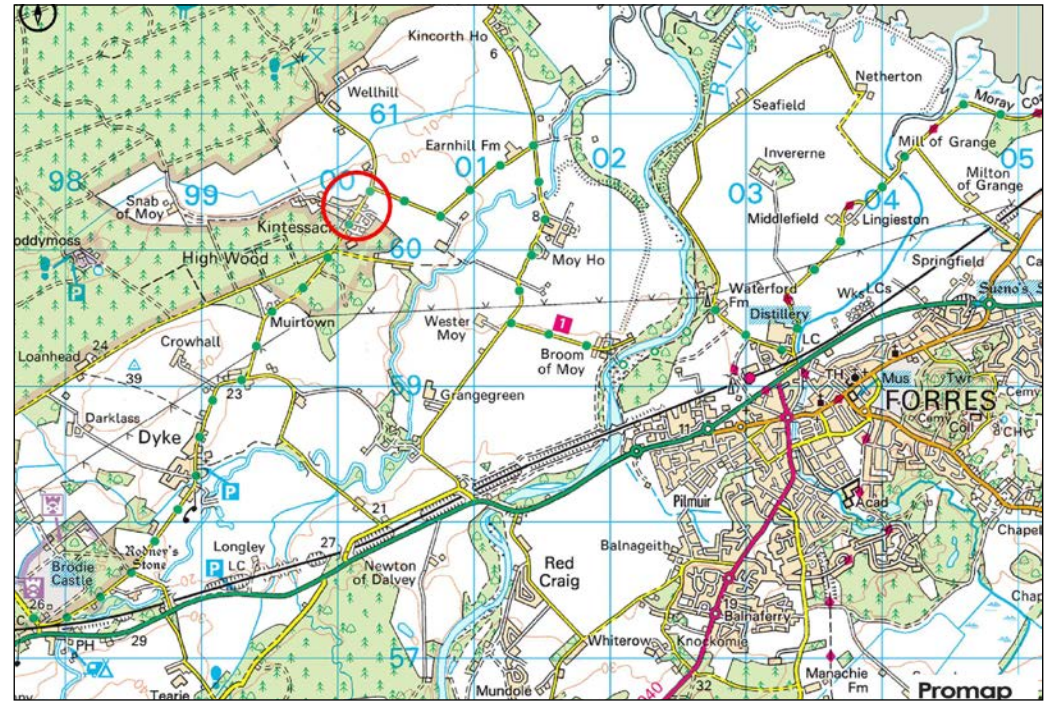
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

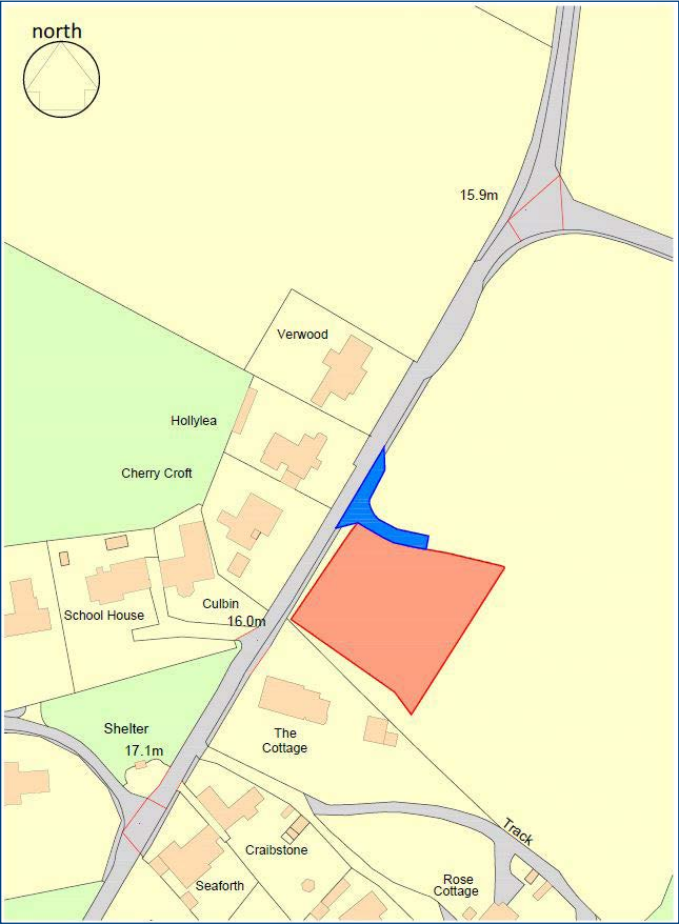
## IMPORTANT NOTES

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. Photographs taken in July 2023.





# PLOT 1



# PLOT 2



# PLOT 3



Plans provided by Grant and Geoghegan - 01343 556644



**Galbraith**



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