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## Plot 1 Newlands, Burgie, IV36 2QU (Califer Hill)



This semi-rural building plot is situated on an elevated position on Califer Hill offering excellent views over the Moray Firth and beyond.

**BUILDING PLOT**

**SEMI-RURAL**

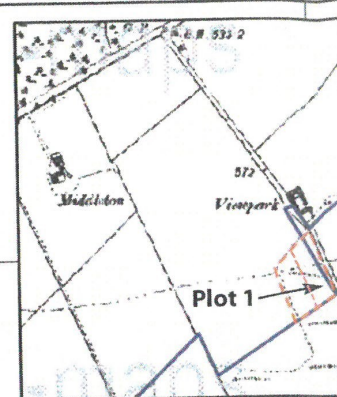
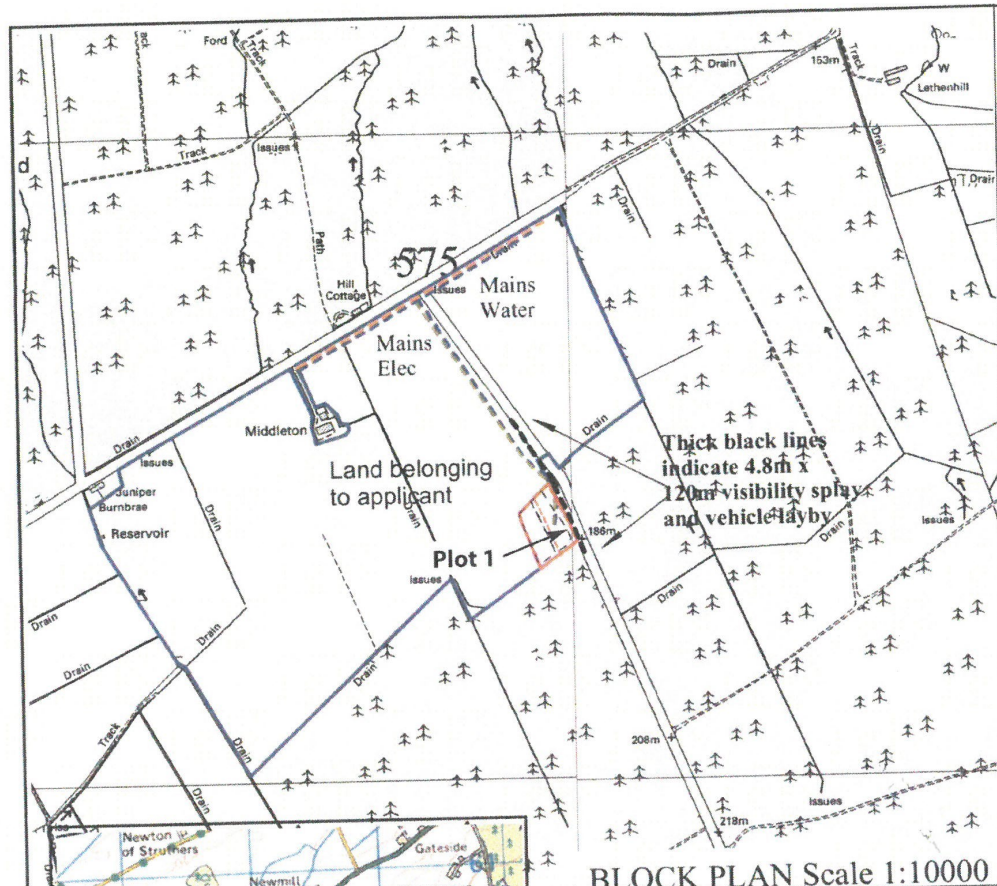
**VIEWS OVER THE MORAY FIRTH**

**QUIET RESIDENTIAL AREA**

**MORAY COUNCIL PLANNING  
REFERENCE: 17/01526/PPP**

**Offers Over  
£80,000**

**F906**

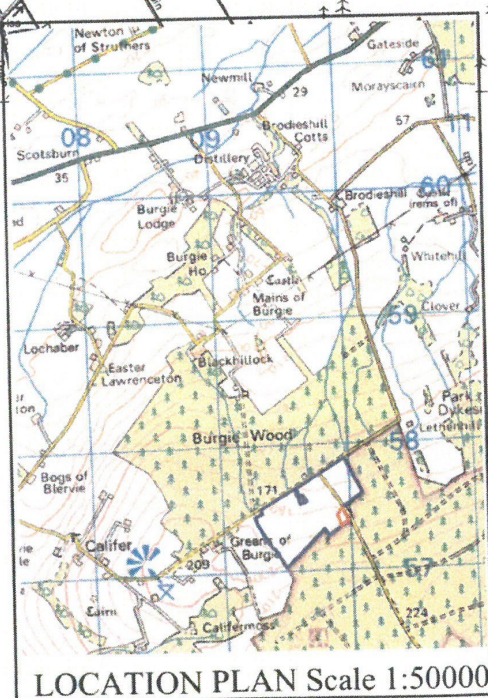


Extract of 1905 1:10560 EI

This plan is prepared from the Ordnance Survey map  
with the sanction of the controller of H.M. Stationary Office  
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FOUL SOAKAWAY TO BE AT LEAST 3m FROM ANY SPRING, WELL OR BOREHOLE FOR DRINKING WATER, 10m FROM ANY WATERCOURSE, POND OR DRAIN, ROAD OR RAILWAY AND 5m FROM A BUILDING OR BOUNDARY.

SUDS Indicates sustainable urban



SITE BOUNDED ON ALL SIDES BY EXISTING  
LONG ESTABLISHED FENCES, ROADWAY  
AND FIELD BOUNDARIES

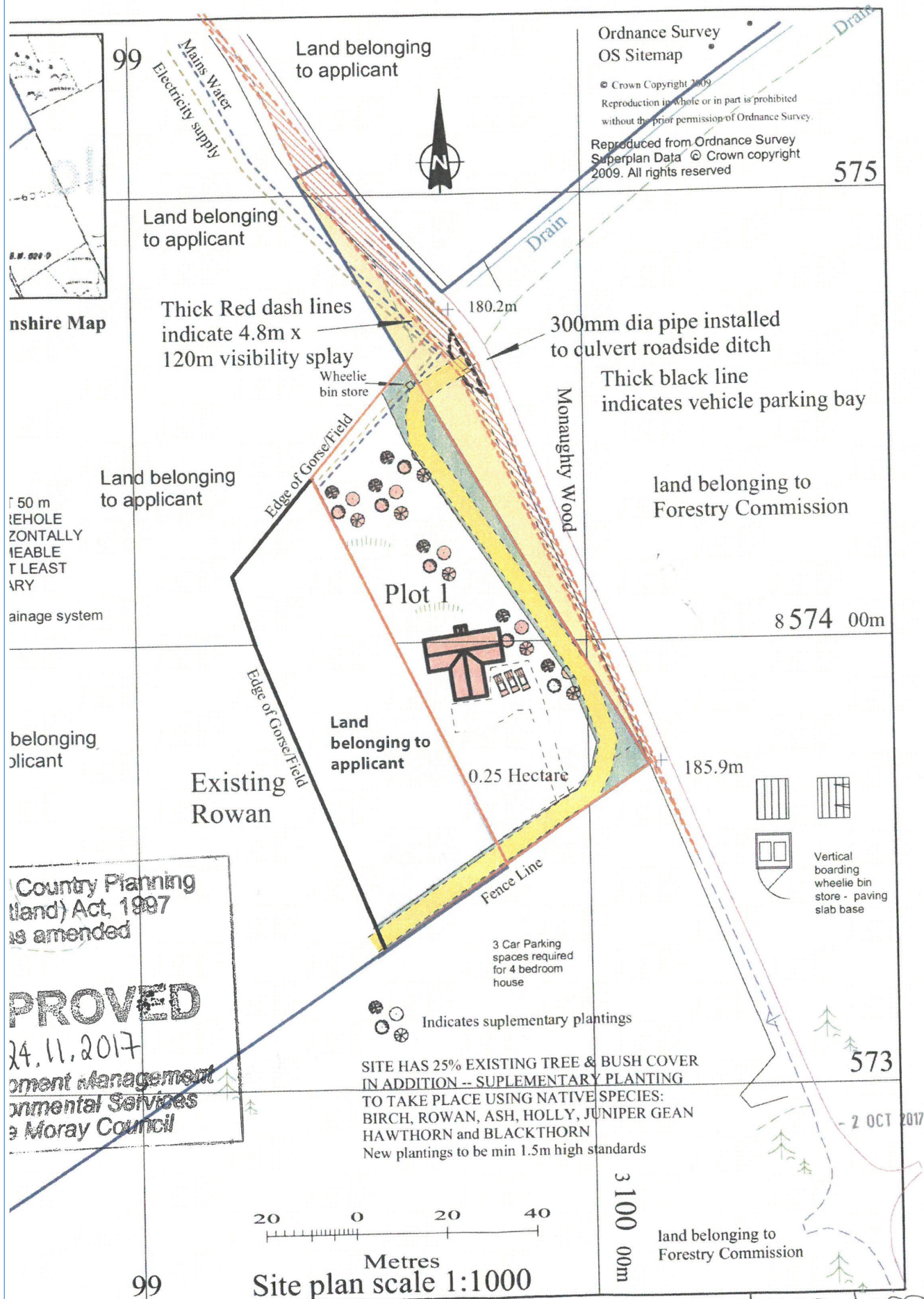
HOUSE POSITIONED IN CLEARING WITHIN  
ESTABLISHED AREA OF GROWTH AND TREES

**PLANNING POLICY H8**

- The site does not detract from existing buildings, the site is within an existing area of gorse, broom and trees, boundaries evident on the 1905 Elginshire map
- The site is not overly prominent, it has backdrop of trees, and nestles within its surroundings, site not on the skyline
- All the boundaries are existing, easily visible and definable fences, landform and roadway

# Proposed Outline Planning Application to build New Dwelling at Plot 1 Newlands, Burgie, Forres for D & G Manson & Sons





17 | 01526 | APP

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

