

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Plot 2, Wester Buthill, Roseisle IV30 8XN



Forming part of a small development at Wester Buthill, Roseisle, this is one of eight serviced plots enjoying a semi-rural location just a short drive from the coastal villages of Burghead and Hopeman.

**SITE EXTENDING TO APPROXIMATELY
684 SQUARE METRES (0.169 ACRES)**

**PROPOSED FOUR BEDROOM
DETACHED HOUSE WITH
SEPARATE GARAGE**

**MAINS WATER, ELECTRICITY
AND BT**

DRAINAGE WILL BE VIA SEPTIC TANK

TWO OPTIONS TO BUY

VIEWING HIGHLY RECOMMENDED

**Reduced to
£85,000**

E982

Forming part of a small development at Wester Buthill, Roseisle, this is one of eight plots enjoying a semi-rural location just a short drive from the coastal villages of Burghead and Hopeman.

Plot 2 extends to approximately 684 square metres (0.169 acres).

Each plot is serviced with mains water, electric and BT, with septic tank drainage to be arranged by the purchasers. Purchasers will have rights of access over roads and road maintenance costs will be shared by all users.

Planning Permission would be for a four bedroom detached property with separate garage.

The location of the plots is <https://goo.gl/maps/yqcuhmSNdBr5JuMr5> on google maps or <http://dampen.polishing.different> on what 3 words.

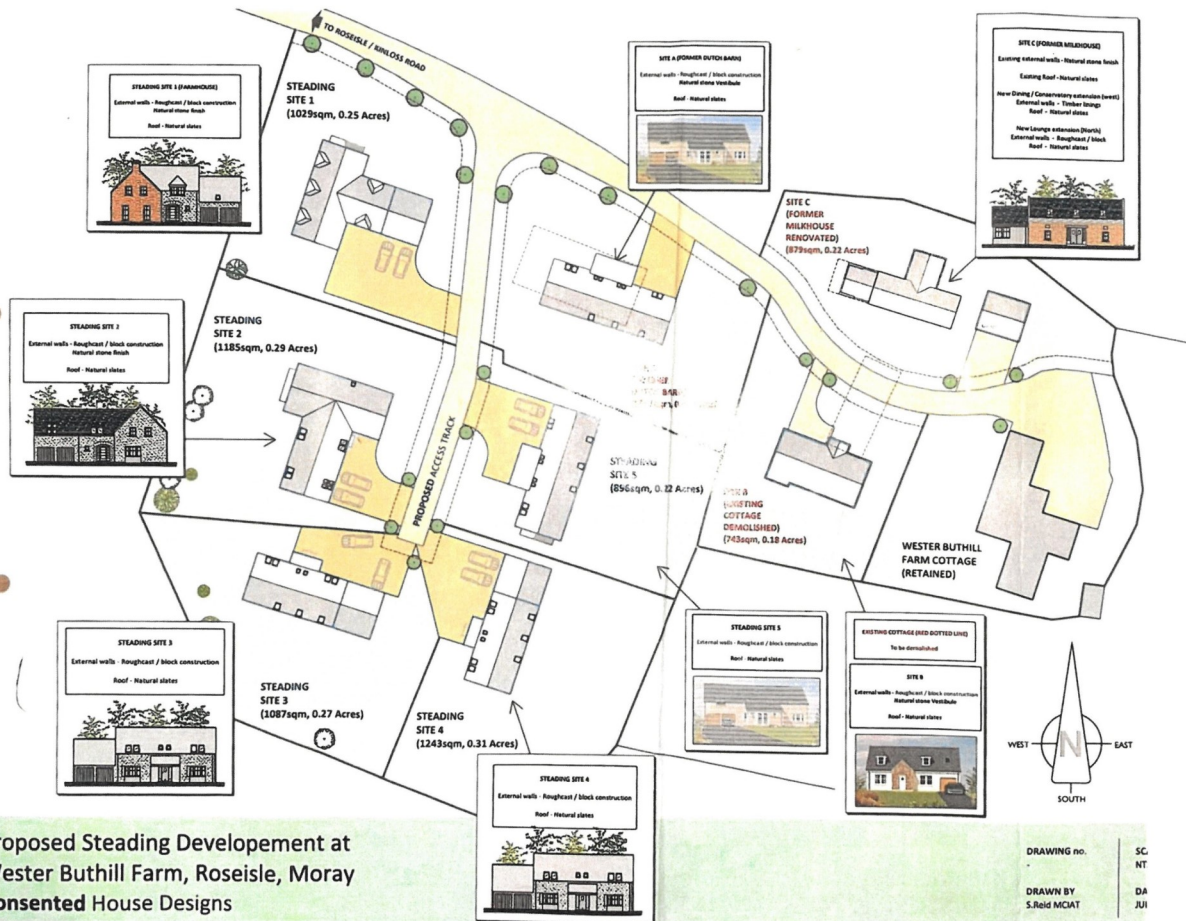
There are two options for purchase: Subject to planning permission or outright.

Subject to the purchaser gaining planning permission:
£2000 deposit to take the plot off the market, then 10% of the purchase price at the conclusion of missives. Planning Permission must be gained within one year of this point, with the remaining balance due once permission is granted.

To purchase the plot outright with a 5% discount:
£2000 to take the plot off the market, with three months to complete the purchase. The balance of payment would be due on completion.

You are welcome to visit the plots at your own convenience. If you have any questions, please contact us on 01343 548505 or email: elgin@clunys.co.uk





Plot 2
 804.5 sqm
 0.199 acres

SREM
 SPRINGFIELD REAL ESTATE
 MANAGEMENT LTD

Project: Wester Buthill Farm, Roseisle, Moray
Drawing: Plot 2 Boundary Plan

Scale: 1:500 @A3
Date: 11/10/2022
Drawn by: AJ
Checked by:

Sheet: L-101

If you are thinking of selling your property, we would be delighted to offer a free valuation
 Please contact us on 01343 548505



Proposed Steading Development at
Wester Buthill Farm, Roseisle, Moray
Not to Scale



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.

