

Plot 4, Fairway Heights, Kinloss Golf Club, IV36 2UJ



We are delighted to offer this fully serviced plot situated in an ideal semi-rural location near the village of Kinloss and lying within close proximity of Forres, Elgin, Roseisle Beach and the coastal village of Findhorn.

STUNNING PLOT LOCATED IN A SEMI-RURAL LOCATION

FULLY SERVICED

847m²

SITUATED WITHIN CLOSE PROXIMITY OF ROSEISLE BEACH & THE COASTAL VILLAGE OF FINDHORN

FULL PLANNING PERMISSION FOR A DETACHED THREE BEDROOM HOME

MORAY COUNCIL PLANNING APPLICATION:-

20/00784/APP

**Offers Over
£87,500**

This fully serviced plot is situated in an ideal semi-rural location close to Kinloss and is within a short distance of Forres, Elgin, Roseisle Beach and the seaside village of Findhorn which boasts a number of activities including sailing and water sports providing an ideal haven for the outdoor enthusiast.

The plot is located in a delightful development providing an ideal opportunity to experience the joys of idyllic semi-rural living.

The plot benefits from Full Planning Permission for a spacious detached three bedroomed family home.

Further details can be obtained from the Moray Council website:-

<https://publicaccess.moray.gov.uk/eplanning/>

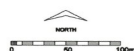
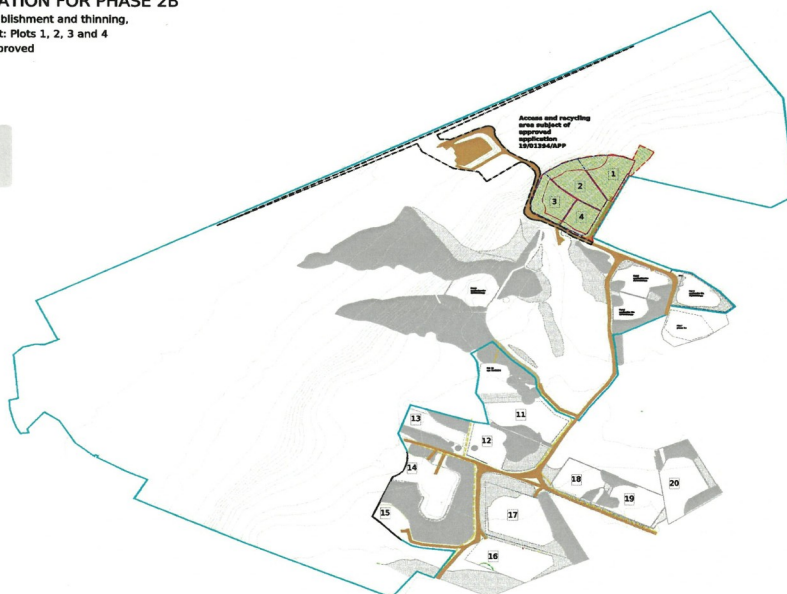
Planning application 20/00784/APP

Water and electricity are available on site.



For Woodland removal, establishment and thinning,
and house plot development: Plots 1, 2, 3 and 4
Access to site subject to approved
application 19/01394/APP

- Blue planning boundary (KGC ownership boundary)
- - - Planning Application boundary
- Plot boundary



Development Management
Environmental Services
The Moray Council

TECHNIQUE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND
CONCORDING ON SIZE AND REPORT ANY
DISCREPANCIES TO ARCHITECT BEFORE COMMENCE
WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH
SICEDING REGULATIONS 2009

DO NOT SCALE DIMENSIONS

**KINLOSS GOLF COURSE
PHASE 2B**

Site Plan overview

ARCHITECT: **Steffy**
 STORED BY:
 DRAWN BY:
 SCALE: **1:2000000**

PROJECT NO. 1370 - 2B
DRAWING NO. -02

MAKAR Ltd
Incorporating Neil Rutherford Architects LLP
Clachanriggry, Torbreck, Dore Road
Inverness, Scotland, IV2 6DJ
T: 01463 709993
E: info@makar.co.uk

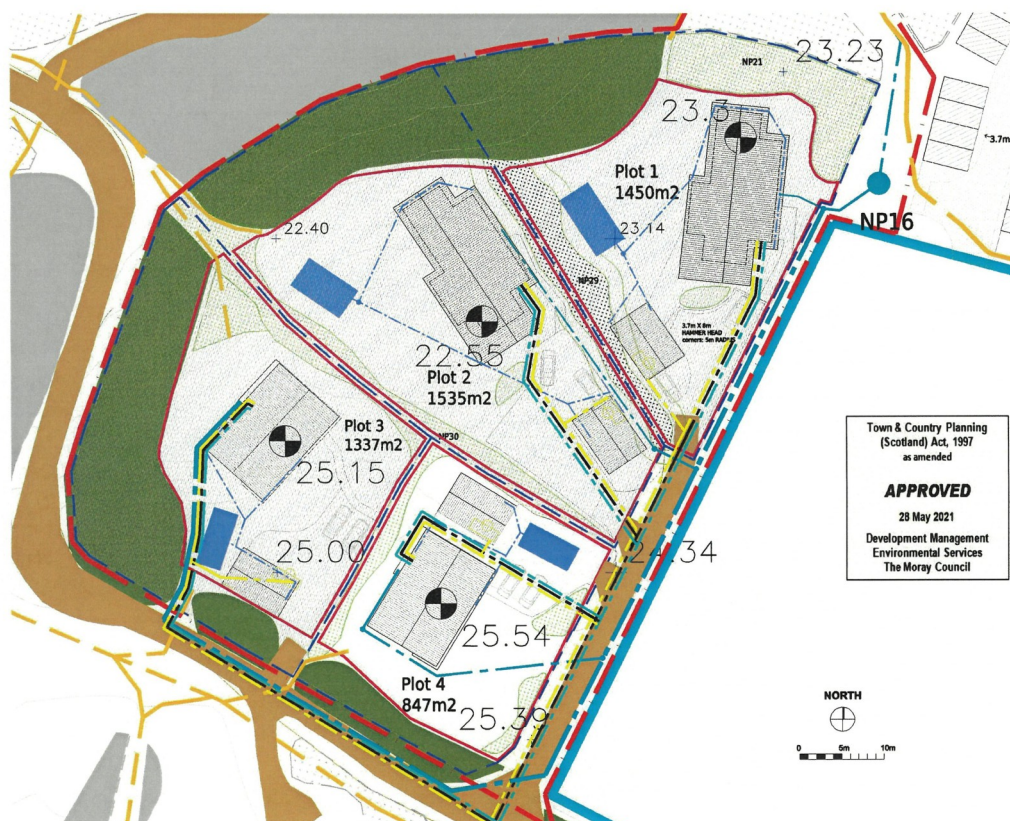
At \$5.750 plus freight
In 17.00.11.0000

Abstract

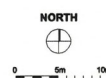
CONTRACTOR TO VERIFY ALL DIMENSIONS AND
CONDITIONS ON SITE AND REPORT ANY
DISCREPANCIES TO ARCHITECT BEFORE COMMENCING
WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH
BUILDING REGULATIONS 2000

DO NOT SCALE DRAWING



Development Management
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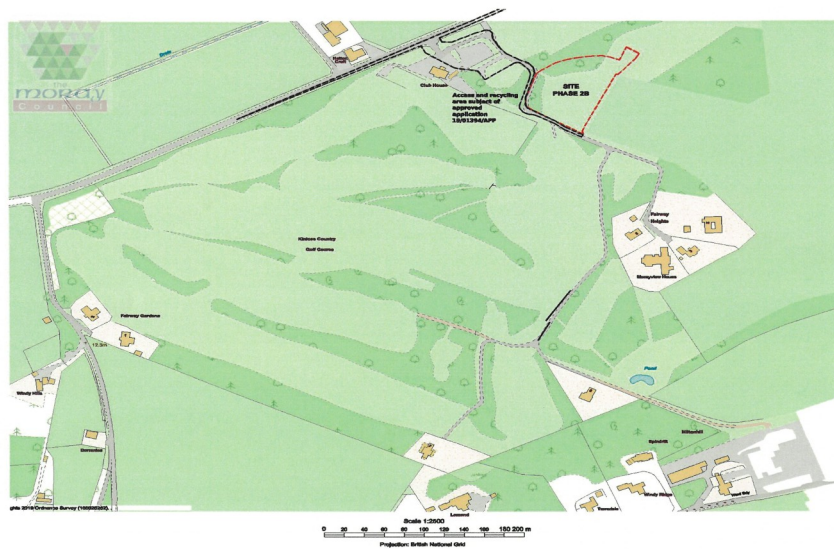
- Existing Woodland
- Proposed Planting
- Blue planning boundary (KGC ownership boundary)
- Planning Application boundary
- Plot boundary
- Shedded Foul Drainage system (septic tank & soakaway)
- Surface water drainage
- Pedestrian Routes
- Blue planning boundary (KGC ownership boundary)
- Planning Application boundary
- Plot boundary
- Fibre Optic route
- SSE cable
- EV charging point
- Water main

**KINLOSS GOLF COURSE
PHASE 2B**

Plot 4 site plan

ARCHITECT: **Hubert**
 VERIFIED BY:
 DRAWN BY:
 SCALE: **1/8"=1'-0"**
 DATE: **11.11.10**

PROJECT NO.	DRAWING NO.
1370-2B	-07 B



MAKAR Ltd
Incorporating Hall Architects LLP
Clackandraggy, Torbreck, Dons Road
Jarrowden, Scotland, IV2 6DZ
T: 01463 709993
E: info@makar.co.uk

REVISIONS:

NO.	DESCRIPTION	DATE

CONSTRUCTION NOT TO BEYOND ALL EXISTING AND
CONSTRUCTION ON SITE AND EXISTING ARE
CONSIDERED TO BE CHANGED OUT BY ADDITIONAL WORK
DO NOT SCALE DRAWING
NOTES

Town & Country Planning
(Scotland) Act, 1997
as amended
APPROVED
28 May 2021
Development Management
Environmental Services
The Moray Council

PROJECT: **KINLOSS GOLF COURSE
PHASE 2B**

TITLE: **LOCATION PLAN**

APPROVED FOR PLANNING APPLICATION
ARCHITECT: **Makr**
REVISED BY: **SLM**
DATE: **14.05.21**

PROJECT NO: **1370-2B** DRAWING NO: **-01**



Town & Country Planning
(Scotland) Act, 1997
as amended
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MAKAR Ltd
Incorporating Hall Architects LLP
Clackandraggy, Torbreck, Dons Road
Jarrowden, Scotland, IV2 6DZ
T: 01463 709993
E: info@makar.co.uk



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Incorporating Hall Architects LLP
Clackandraggy, Torbreck, Dons Road
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REVISIONS:

NO.	DESCRIPTION	DATE

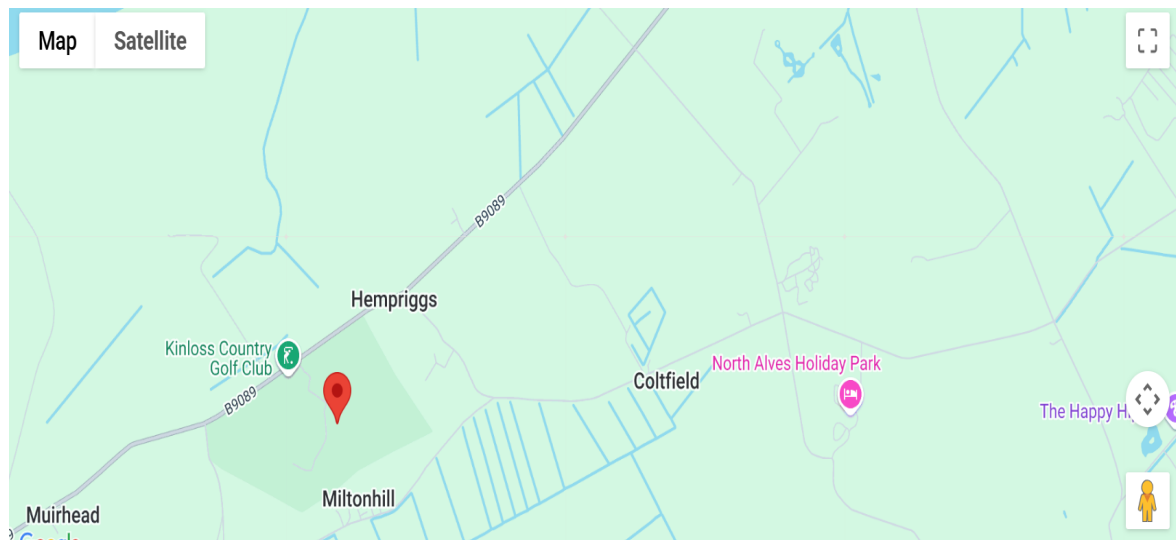
Town & Country Planning
(Scotland) Act, 1997
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APPROVED
28 May 2021
Development Management
Environmental Services
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PROJECT: **KINLOSS GOLF COURSE
PHASE 2B**

TITLE: **Plan 1, 2, 3 and 4 Buildings**

APPROVED FOR PLANNING APPLICATION
ARCHITECT: **Makr**
REVISED BY: **SLM**
DATE: **14.05.21**

PROJECT NO: **1370-2B** DRAWING NO: **-02**



What three words:- ///doghouse.direction.sampling

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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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