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Plot 3 Hilton Farm, Drybridge, Buckie AB56 5AE



Occupying an elevated located within a desirable, semi-rural development, this is a rare opportunity to purchase a substantial serviced building plot extending to approximately 1400sqm

SERVICED BUILDING PLOT EXTENDING TO APPROXIMATELY
1400 SQUARE METRES

FULLY FENCED WITH GATED ACCESS

ELEVATED SEMI-RURAL LOCATION

PANORAMIC COUNTRYSIDE AND MORAY FIRTH
VIEWS

PLANNING PERMISSION IMPLEMENTED
THROUGH COMMENCEMENT OF WORKS

APPROVED HOUSE DESIGNS AVAILABLE FOR
ILLUSTRATIVE PURPOSES

ARCHITECTURAL DESIGN SERVICES INCLUDED
WITHIN SALE PRICE

ESTABLISHED RESIDENTIAL DEVELOPMENT

EXCELLENT ACCESS TO BUCKIE AND SURROUNDING AMENITIES

RARE SELF-BUILD OPPORTUNITY

IDEAL SETTING FOR A BESPOKE FAMILY HOME

VIEWING HIGHLY RECOMMENDED

Guide Price
£90,000

E1216

A rare opportunity to acquire Plot 3 at Hilton Farm, Buckie, a substantial serviced building plot extending to approximately 1400 square metres, occupying an elevated position within a desirable semi-rural development.

Enjoying spectacular panoramic views across the surrounding countryside towards the Moray Firth, this exceptional plot offers the perfect opportunity to create a bespoke home in a peaceful rural setting, while remaining within easy reach of Buckie and local amenities.

The site is fully enclosed with fencing and gated access already in place, providing a secure and well-defined plot ready for the next stage of development.

Planning permission has been implemented through commencement of works, ensuring the consent remains valid (Planning Ref: 13/01148/APP). Approved house plans are available and demonstrate the potential for a substantial detached family home, however these designs are indicative only and any future proposals would be subject to the relevant consents and approvals.

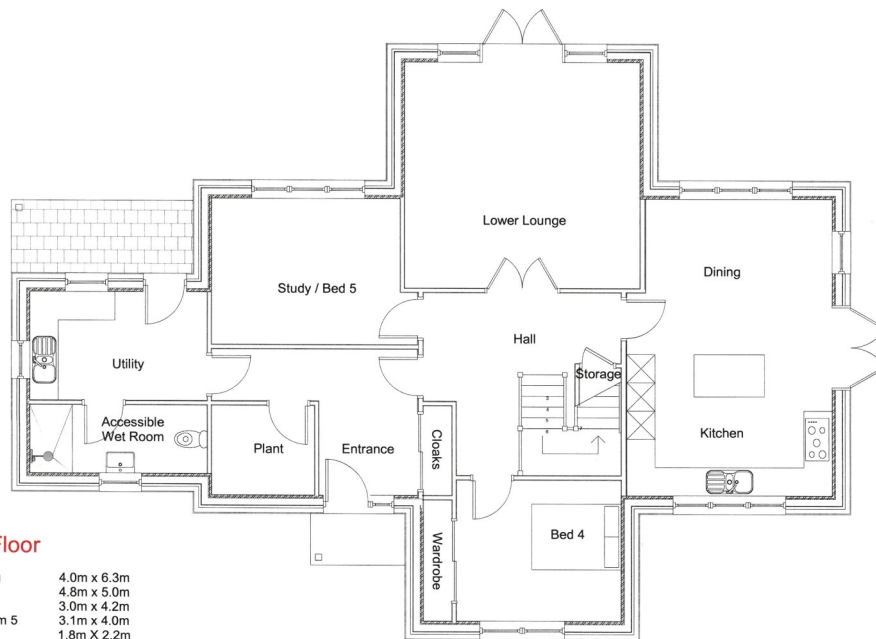
In addition, architectural design services are included within the sale price, allowing purchasers the opportunity to adapt the approved designs or develop a bespoke scheme tailored to their individual requirements, subject to the necessary planning, building warrant and statutory approvals.

Hilton Farm enjoys a sought after semi-rural setting on the outskirts of Buckie, offering the perfect balance between countryside living and convenience. Local schools, shops, leisure facilities and the stunning Moray coastline are all within easy reach.





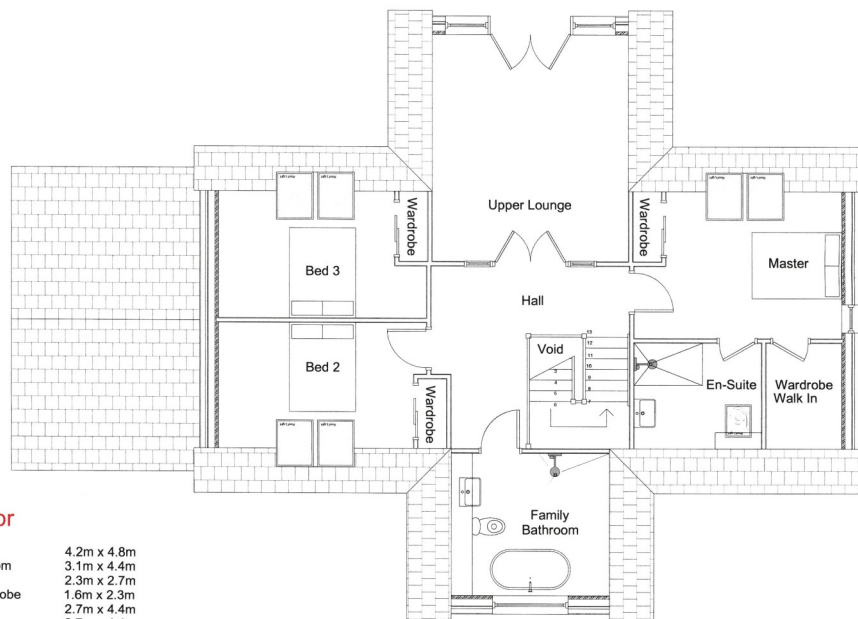
Plot 3



Ground Floor

Kitchen / Dining	4.0m x 6.3m
Lower Lounge	4.8m x 5.0m
Bedroom 4	3.0m x 4.2m
Study / Bedroom 5	3.1m x 4.0m
Plant	1.8m x 2.2m
Utility	2.3m x 3.8m
Accessible Bathroom	1.5m x 3.8m

Plot 3



First Floor

Upper Lounge	4.2m x 4.8m
Master Bedroom	3.1m x 4.4m
En-Suite	2.3m x 2.7m
Walk-In Wardrobe	1.6m x 2.3m
Bedroom 2	2.7m x 4.4m
Bedroom 3	2.7m x 4.4m
Family Bathroom	3.1m x 3.4m

Plot 3



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.