

5 Thunderton Place, Elgin IV30 1BG



01343 548505



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## West Site, Lochs Farm, Muir of Lochs, Garmouth IV32 7LG

**PRICE REDUCED TO OFFERS OVER £70,000**



This large site measuring 0.55 of an acre has an elevated rural location with pleasant farmland views and is situated within five miles of Elgin.

### LARGE SITE

0.55 ACRE

ELEVATED RURAL LOCATION

PREVIOUS PLANNING

REFERENCE: 16/01922/APP

MAINS WATER

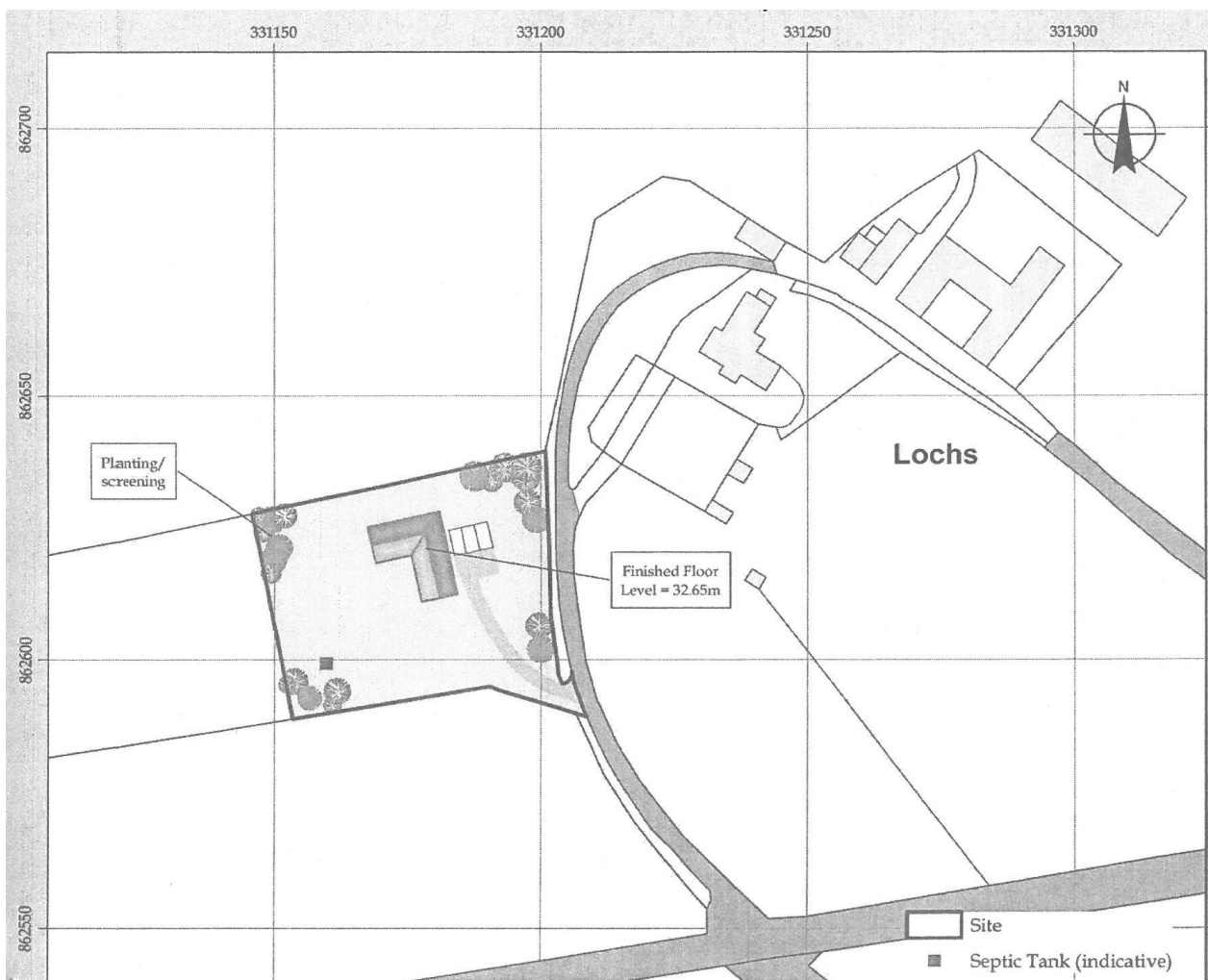
MAINS ELECTRIC

SEPTIC TANK DRAINAGE

VIEWING HIGHLY RECOMMENDED

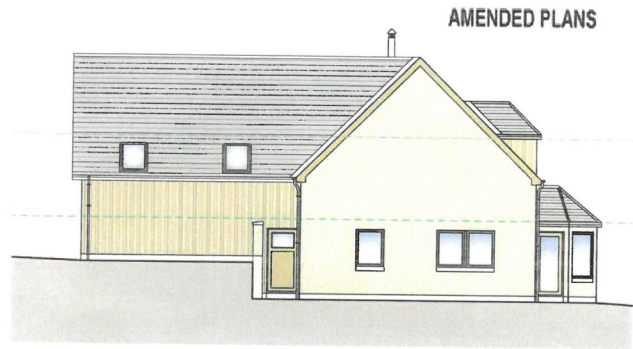
Reduced to  
Offers Over  
£70,000

E526

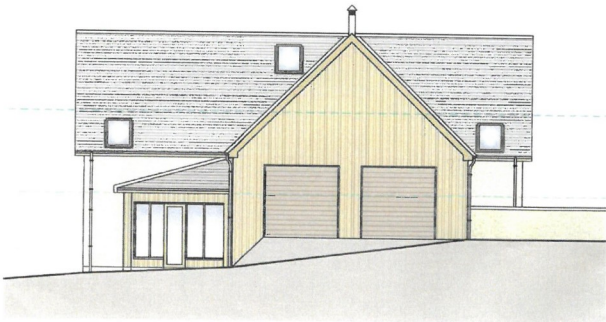




**West Elevation**  
Scale 1:100



**North Elevation**  
Scale 1:100



**East Elevation**  
Scale 1:100



**South Elevation**  
Scale 1:100

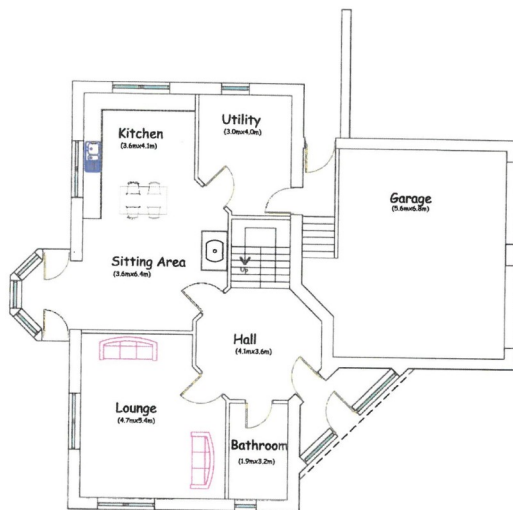
#### Proposed Finishes

Roof: Natural slate and lead  
Walls: Beige colour roughcast render and natural larch timber cladding

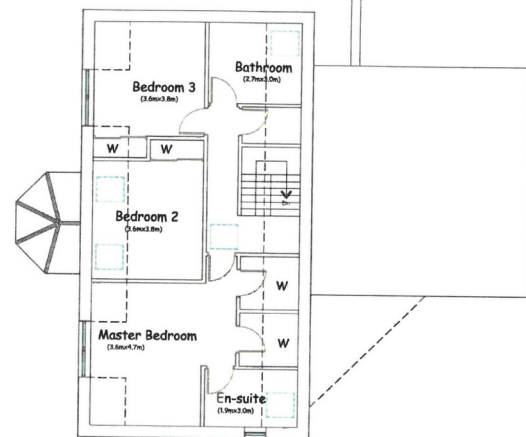
Town & Country Planning  
(Scotland) Act, 1997  
as amended

#### APPROVED

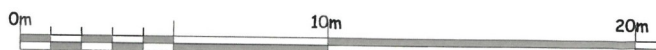
16 February 2017  
Development Management  
Environmental Services  
The Moray Council



**Ground Floor Plan**  
Scale 1:100



**First Floor Plan**  
Scale 1:100



**futureplans**  
architects & planners

The Remains Studio, 1000, Larnach Road, Moray, N71 1AB  
Tel: 01463 878907 Email: info@futureplans.co.uk

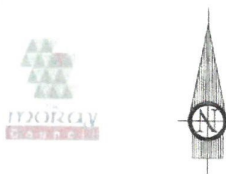
Proposed new dwelling house at Plot 2, Westside of Lochs, Muir of Lochs, Garmouth for Mr. R. Murray

Scale: 1:100 (A2)  
Date: 08.09.2016

Job No: 812/0116/M  
Planning Application

Dwg No: 3  
Rev: A

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

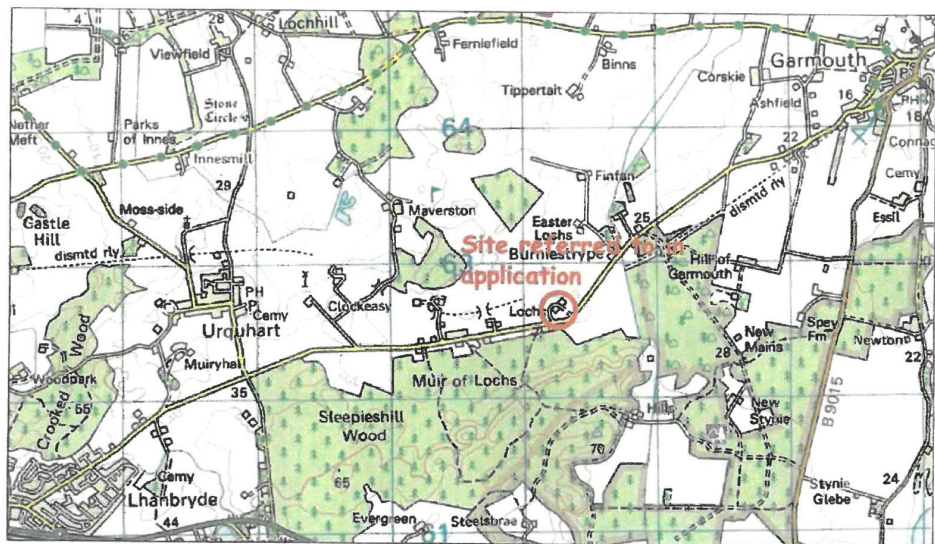


Town & Country Planning  
(Scotland) Act, 1997  
as amended

**APPROVED**

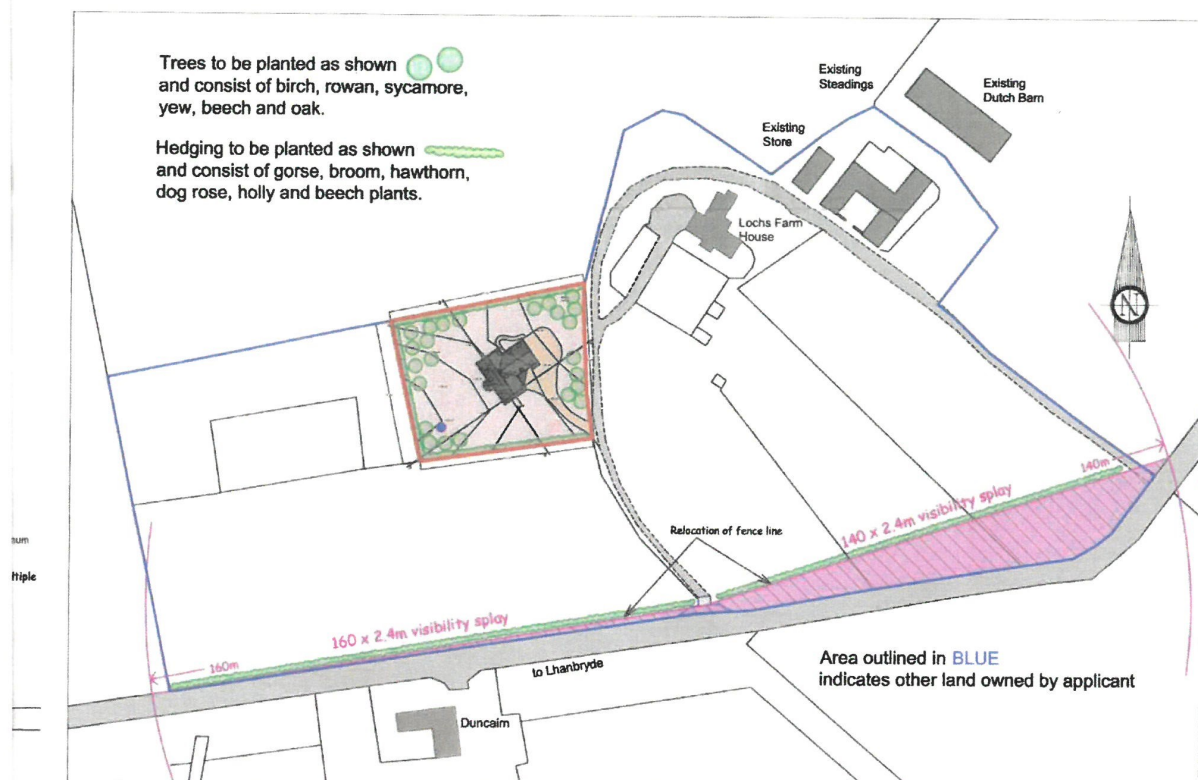
16 February 2017

Development Management  
Environmental Services  
The Moray Council



**Location Plan**  
Scale NTS

**AMENDED PLANS**



**Visibility Splay**  
Scale 1:1250

Rev A - Planning Amendments -

03.02.2017



**futureplans**  
architects & planners

The Barnyard Building, Market Garmouth, Moray, DD7 7AG  
Tel: 01463 810001 www.futureplans.co.uk

Proposed new dwelling house at Plot 2, Westside of Lochs, Muir of Lochs,  
Garmouth for Mr. R. Murray

Scale: 1:500 (A2)  
Date: 08.09.2016

Job N°: 812/0116/M  
Planning Application

Dwg N°: 2  
Rev: A

#### 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.