



***E644***

**Site at Mossend, Mulben AB55 6YA**

**Fixed Price £40,000**

- Rural Site extending to approximately 0.75 Acre
- Outline Planning Permission for Single Dwellinghouse
- Mains Services Close By
- Drainage to Septic Tank
- Mature Woodland to the Western Boundary
- Viewing Highly Recommended

[www.clunys.co.uk](http://www.clunys.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.primelocation.com](http://www.primelocation.com)

This rural building plot extends to approximately two thirds of an acre and has Outline Planning Permission for the erection of a single dwelling.

Mains services are close by and the site has some mature woodland shelter to the western boundary.



Leaving from Keith take the A95 and turn right at the Mulben crossroads. About one mile up the road on the right there is a small development - take the second entrance and the site is at the end of the drive. Coming from Rothes/Craigellachie, go straight across the Mulben crossroads.

**Please call 01343 548505 to make an appointment to view this property or**

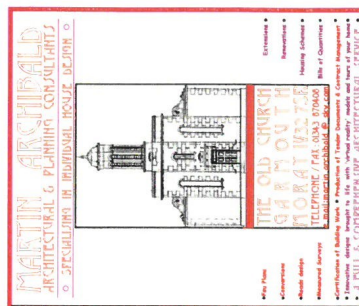
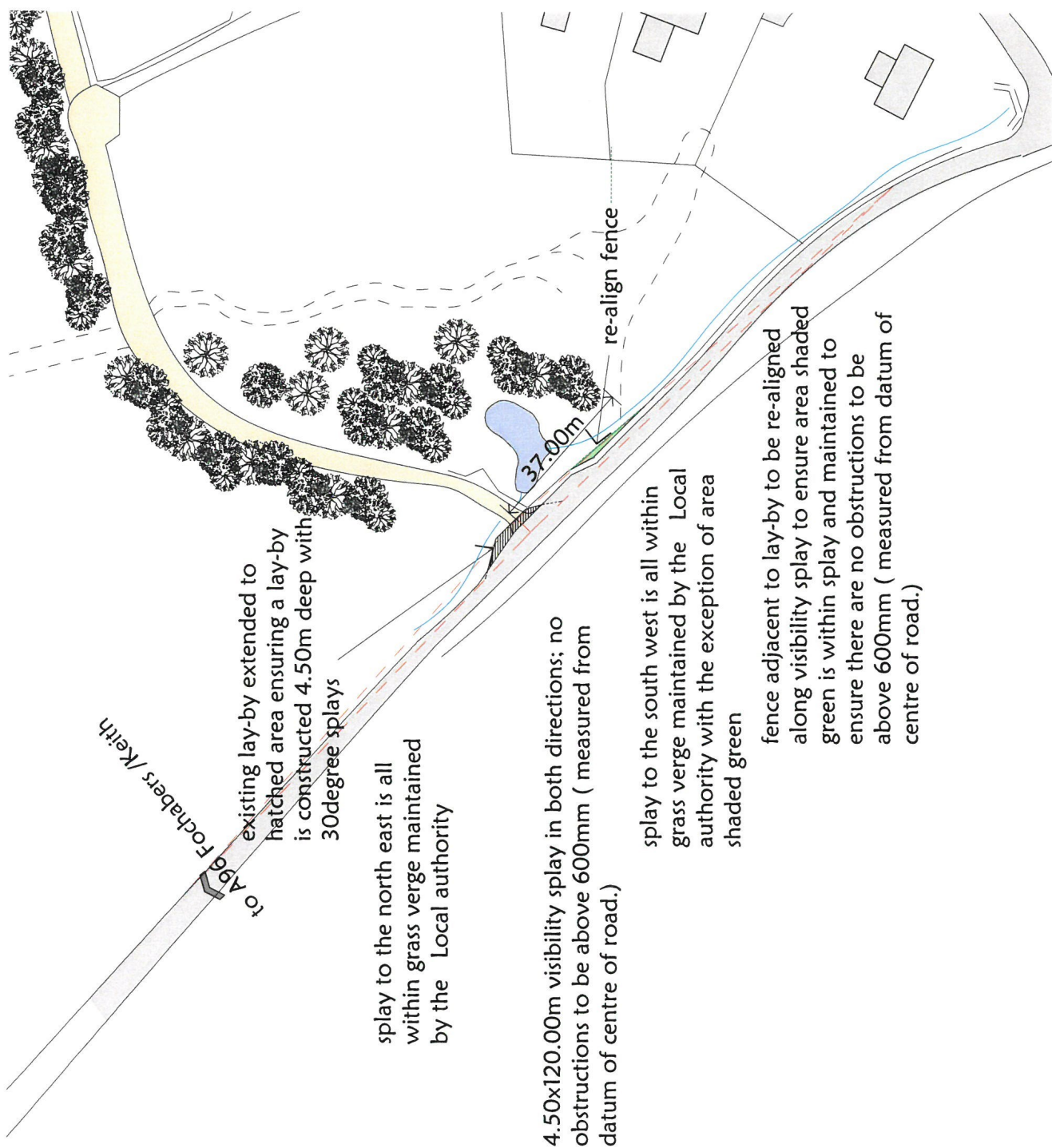


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**Email us at [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)**



Proposed dwellinghouse & associated work at site to south east of Mossend Croft, Mulben near Keith for Rigg Holdings Ltd.	
Scale	1:1000
Date	August 2016
Drawn by	Martin Archibald
Checked by	
Drawn by	
8:2015:3a	

#### 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.