

# Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



## LOCATION

### **PLOTS AT MAINS OF KELLAS, KELLAS, BY ELGIN, MORAY**

## DESCRIPTION

Three sites, two adjacent to Brooks Cottage and one adjacent to Chapletane and all within the village of Kellas, are offered for sale with outline planning permission for the erection of a detached dwelling house on each of the plots. Plot 1 extends to 1149m.sq (0.28 acres), Plot 2 extends to 940m.sq (0.23 acres) and Plot 3 extends to 1404m.sq (0.35 acres). A copy of the planning consent is attached and any purchaser will be bound to accept the conditions of the consent.

The sites which have access from the B9010 are situated in amongst some of Moray's most spectacular scenery close to the River Lossie. The area is famous for its shooting and fishing with a number of the famous whisky distilleries located nearby. The village of Kellas lies approximately 8 miles from Elgin which is the main town of Moray offering excellent shopping, entertainment and leisure activities.

## PRICE

**Offers over £80,000 for each plot**

## VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF  
Tel: (01463) 723500 • Fax: (01463) 230743  
Email: [email@macandrewjenkins.co.uk](mailto:email@macandrewjenkins.co.uk)





### **DIRECTIONS**

Travelling east into Elgin and reaching the first roundabout, adjacent to Doctor Gray's Hospital, take the third exit on to the B9010 to Dallas and Forres. Follow this road until you reach the village of Kellas and plot 3 is adjacent to Chaplestone on the right hand side just after the war memorial and plots 1 and 2 are a few hundred years further on again the right just before Brooks Cottage.

### **OUTLINE PLANNING PERMISSION**

Outline permission references:

Plot 1: 09/01681/PPP granted 21st June 2010

Plot 2: 09/01682/PPP granted 24th June 2010

Plot 3: 09/01683/PPP granted 24th June 2010

### **WATER SUPPLY**

Private water supply is available close by.

### **DRAINAGE/SEPTIC TANK**

The purchaser of each plot will have to provide a septic tank, approximate location is shown on the plan attached.

### **ACCESS**

Access for the the three plots are from the B9010.

### **ELECTRICITY**

Electricity is available and the purchasers will have to apply to Scottish Hydro Electric and pay for the connection.

### **ENTRY**

By mutual agreement

### **VIEWING**

At any reasonable time from the public road or contact the selling agents on 01463 723500.

### **REFERENCE**

JRW/K197.6

### **PRICE**

Offers over £80,000

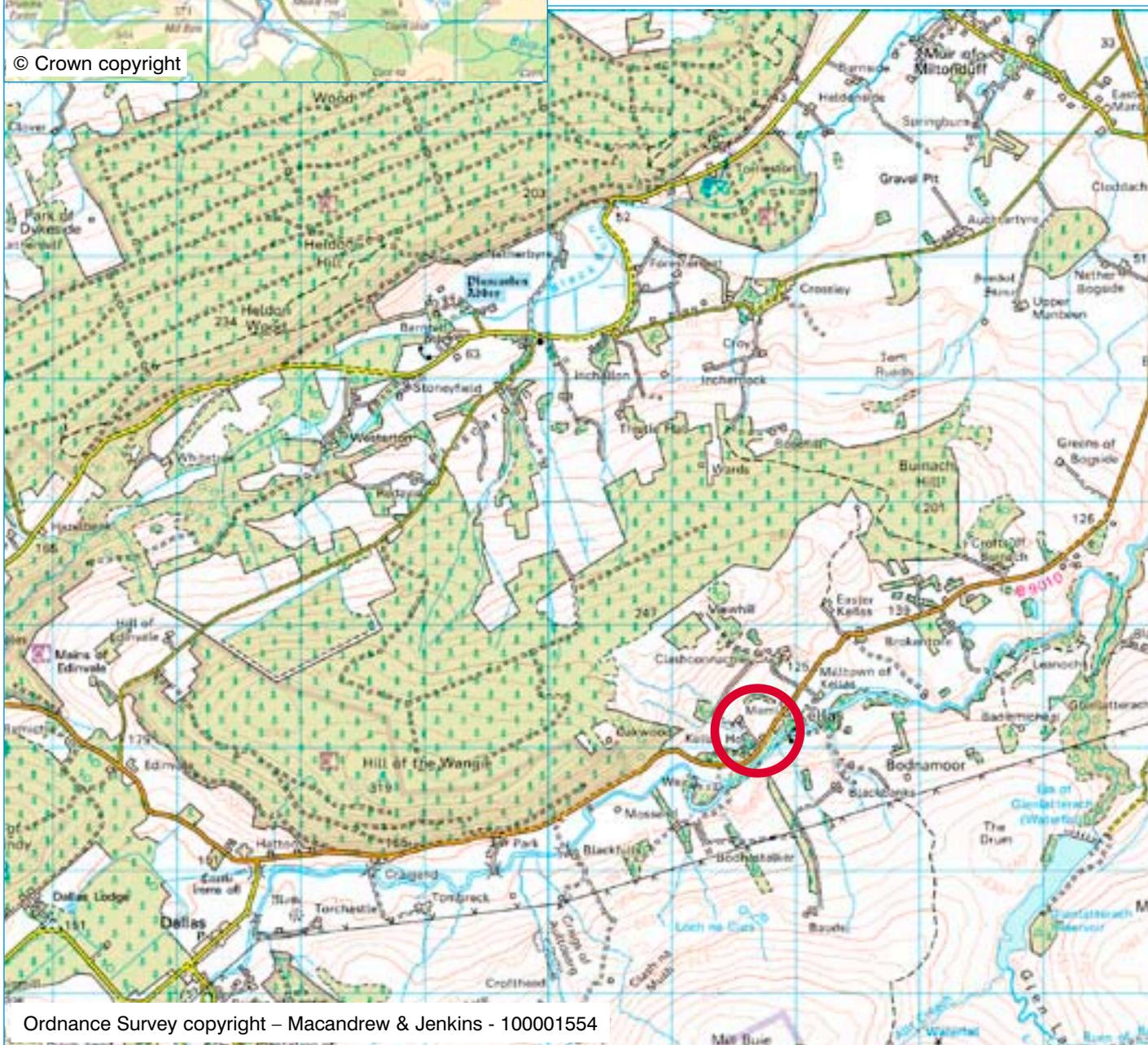
### **OFFERS**

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S. 5 Drummond Street, Inverness. For the attention of Mr James Wotherspoon.





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A Closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.