



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Keith Caravan Park, Dunnyduff Road, Keith, AB55 5JG

Planning Permission in Principle for Residential Development Previously Granted in February 2014

Easy Access to A96 Aberdeen to Inverness Trunk Road

Site area 0.62 ha (1.54 ac)

Offers over £300,000 plus VAT

LOCATION

The Moray town of Keith is located approximately 50 miles north of Aberdeen and 55 miles east of Inverness. It has a population in the order of 4,500 people.

The site is located towards the south of the town on the south side of Dunnyduff Road, close to its junction with Balloch Road.

The exact location can be seen on the undernoted plan.



DESCRIPTION

The site comprises an irregularly shaped cleared and levelled former caravan park. The site extends to approximately 0.62ha (1.54 acres). Residential dwellings bound the site on the north, south and west sides with a play area to the east of the site.

Access is taken from Dunnyduff Road.

PLANNING

The site obtained Planning Permission in Principal for residential development in February 2014. (Ref: 13/01769/PPP)

It was zoned in the Moray Local Development Plan 2015 as Opportunity Site OPP4. Interested parties are advised to make their own enquiries on planning matters with Moray Council.

An indicative site layout is shown below:



SITE AREA

The site extends to approximately 0.62 ha (1.54 acres)

PRICE

Offers over £300,000 are invited for our clients heritable interest in the subjects.

VAT

Any price quoted is exclusive of Value Added Tax which may be applicable.

ENTRY

Upon conclusion of all legalities.

SERVICES

We understand that all mains services are within close proximity of the site and can be made available to facilitate the proposed development. All interested parties should make their own enquiries in this regard.

LEGAL COSTS

Each party will bear their own legal costs in relation to the transaction. The purchaser will be responsible for payment of any LBTT and registration dues.

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest with the selling agent.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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