



ARDGYE STEADINGS

Ardgye, Elgin, IV30 8UP

Residential Development Opportunity with Planning Consent

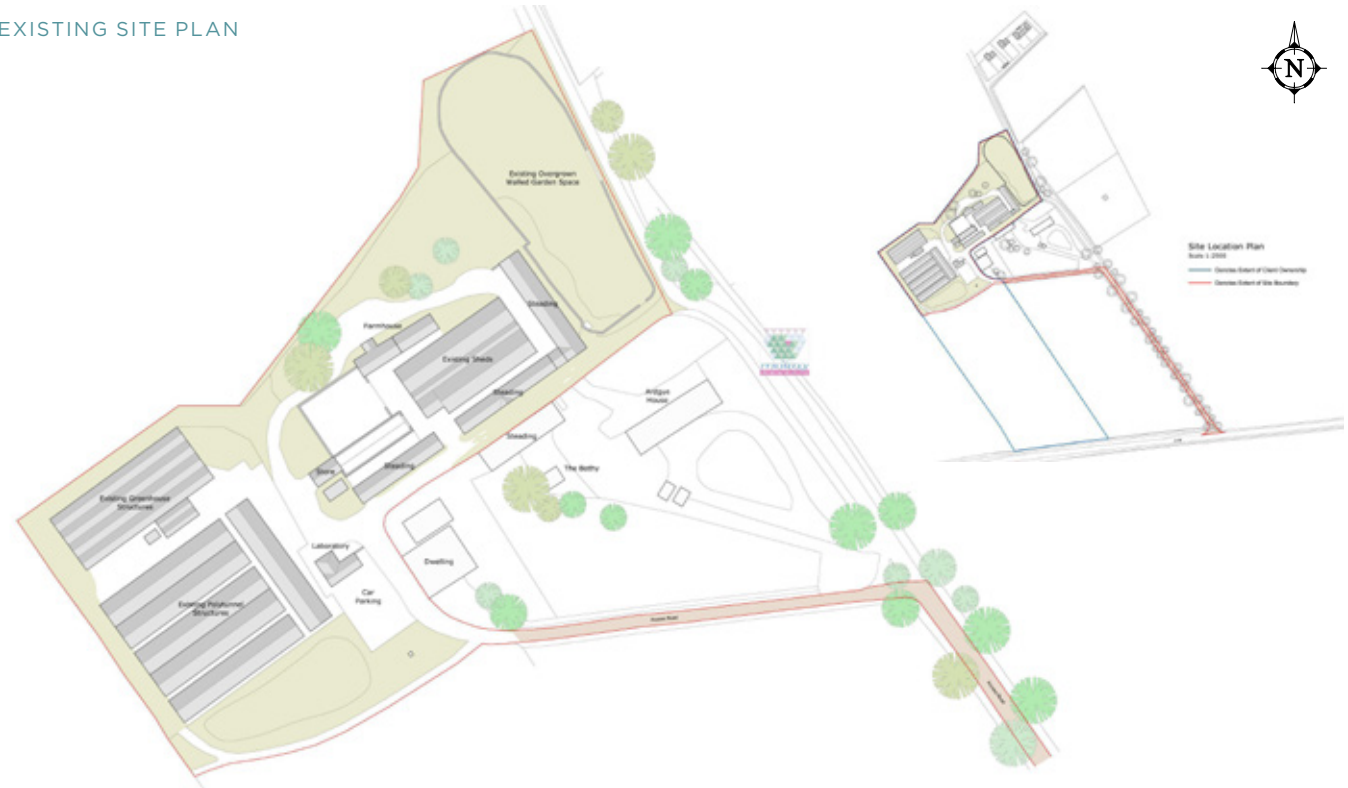


SUMMARY

- Residential development opportunity with views over Moray countryside
- Detailed planning consent granted for the demolition of existing stores and erection of 4 new build homes, conversion of existing laboratory and steadings to provide an additional 4 homes.
- Site benefits from existing farmhouse
- The site extends to approximately 1.93 hectares (4.76 acres) or thereby
- Excellent transport links to Elgin, Inverness or further afield via A96



EXISTING SITE PLAN



LOCATION

The Ardgyle Steadings occupy a picturesque semi-rural location overlooking the Moray countryside, and lying only 4 miles West of Elgin, the commercial centre for the Moray Region.

Lying on the Moray Firth, Elgin is the main administrative centre for the surrounding community which captures the coastal towns of Lossiemouth, Burghead and Hopeman and forms part of the world-famous whisky region. The town is well connected to Inverness and Aberdeen, via the A96 trunk road and train station and also benefits from a bustling, pedestrianised town centre, retail parks and High School.

Ardgye is a small cluster of residential and agricultural buildings which are accessed off the A96 and benefit from views over the Moray Coast. The site is surrounded by agricultural fields offering an element of rural living, whilst in close proximity to the facilities of Elgin. Forres is situated approximately 8 miles to the West.

The location of the site is shown on the last page of the brochure.

360 Views - <https://tourmkr.com/F12IPu98qS>



DESCRIPTION & PLANNING

The site currently comprises a cluster of agricultural and steading buildings which have been used as part of a potato farming business. The stone built steadings and farmhouse, which are to be retained, offer traditional slated roofs and a walled garden is currently situated to the East of the site.

Detailed planning consent has been approved for the demolition of the existing stores and the erection of 4 new build dwellings. The existing laboratory and steading buildings are to be retained and converted to provide an additional 4 residential dwellings. The site also benefits from the existing farmhouse which can be refurbished. Full details of the planning application, including floor plans and Section 75 can be provided by Savills and found on the Moray Council planning portal, reference number 18/00361/APP.

The proposed development will provide the following accommodation:

Plot	Description	Plots Area (sq.m)	Plots Area (Ac)	Proposed dwelling GIA (Sq.m)	Proposed dwelling GIA (sq.ft)
New Build 1	4 bedroom bungalow. No garage.	1,060	0.25	178	1,916
New Build 2	3 bedroom bungalow. No garage.	1,235	0.31	158	1,701
New Build 3	3 bedroom bungalow. No garage.	1,235	0.31	158	1,701
New Build 4	3 bedroom bungalow. No garage.	1,700	0.42	168	1,808
Laboratory Conversion	3 bedroom bungalow. No garage.	1,725	0.43	134	1,442
Steading Conversion 1	3 bedroom 1.5 storey dwelling. Detached garage (requires bat mitigation measures)	540	0.13	218	2,347
Steading Conversion 2	4 bedroom 1.5 storey dwelling.	530	0.13	211	2,271
Steading Conversion 3	3 bedroom bungalow. No garage.	740	0.18	176	1,894
Existing Farmhouse				178	1,916

PROPOSED SITE PLAN





METHOD OF SALE

Offers are invited for our clients heritable interest (freehold) with vacant possession.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and to receive further information.

Strict timetables regarding the agreed dates of entry will be observed.

The owner reserves the right to sell the land without reference to any other party.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

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savills

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