



HOUSING DEVELOPMENT OPPORTUNITY

Site R2, Ordiquish Road West, Fochabers, Moray, IV32 7JZ

2.2 HECTARES (5.4 ACRES) Greenfield development site identified in local development plan



SUMMARY

- Residential development opportunity in the heart of Fochabers, Moray
- Greenfield site extending to 5.4 acres (2.2 hectares)
- Site identified in Moray Local Development Plan (LDP) for up to 50 homes
- Well located within a commuter settlement, approximately 10 miles from Elgin
- Excellent road connections west to Inverness and East to Aberdeen on A96

LOCATION

Fochabers is an attractive town situated in the North East of Scotland. The settlement lies close to the River Spey and between Keith and Elgin on the main Moray coastal route. Elgin is located some 10 miles east and is accessible via the A96 which also provides access to Inverness (47 miles West) and Aberdeen (57 miles South East). A bus service run from the bus stop on East Street (10/10B/35/38) serving Elgin and Inverness.

The village boasts a population of c.1,800 and is home to the famous Baxters food processing company.

The town is served by Milne Primary and High School, both of which are believed to have capacity at present, with further education provision provided within the larger town of Elgin. Private education is provided by Gordonstoun School located some 15 miles north west.

The Gordon Castle Walled Garden is an excellent family outing and located just outside Fochabers. Whilst the high street boasts national and local retailers. Shopping and leisure facilities are also provided in Elgin, just a short drive from Fochabers.

The precise location of the development site can be found on the adjacent/opposite/above/below location plan.



DESCRIPTION & PLANNING

The development site is currently in agricultural use and is located to the west of Ordiquish Road, on the south side of the town. It is understood that the lease ends at the end of December 2021 and vacant possession will be given at the date of entry.

The development site has been identified as part of Moray Local Development Plan. The site has been identified for up to 50 residential units. The site lies to the west of site R1 Ordiquish Road West, and development of the site must be considered in conjunction with site R1. According to the LDP development cannot commence “until 50% of the housing on Site R1 is significantly complete”. It is expected that the use of the site will be in accordance with the LDP zoning.

Further information regarding the local development plan can be found here:

http://www.moray.gov.uk/moray_standard/page_133431.html

Servitude Rights, Burdens, Wayleaves and Statutory Public and other Access Rights:

1. The R2 development site is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The Purchaser will be held to have satisfied itself as to the nature of all such servitude rights and other.
2. Specifically, when the Seller sold the adjacent R1 Development Site, the following rights were reserved in favour of the R2 Development Site [a copy of the Dispositions of the adjacent site will exhibited upon request]:
 - A right of access over the whole of R1 (including over any roads constructed) for all purposes including future development purposes, together with a right to construct and use, maintain, repair, alter upgrade, repair, replace, renew roads and footpaths on R1 to connect the R2 Development Site to the public road, Ordiquish Road
 - A right to (i) connect into any Service Media (being drains, sewers, soil pipes, gas supply pipes, mains water supply pipes and pumping stations, electricity supply cables, telephone and television cables, transmitters and connections, surface and foul water drainage systems and other conducting media for the provision of services for gas, electricity, telecommunications, water drainage, sewerage and the like) installed or to be installed in R1 and (ii) lay and install Service Media through R1 together with rights in either (i) or (ii) to use, alter, inspect, enlarge, improve, upgrade, increase capacity, maintain, repair, replace and renew any Service Media required to serve R2, and any future residential development
3. Rights of access and rights for services will be reserved in favour of the Seller over the R2 Development Site.





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VAT

It should be noted the site is not elected for VAT.

METHOD OF SALE

Letters of Intent setting out the price to be paid and any specific conditions of the purchase are to be submitted to the selling agents, Savills Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH.

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.

If a closing date is fixed, prospective purchasers are advised to submit a Letter of Intent at the closing date. The contract to follow thereon will be based on Crown Estate Scotland's standard missives and an offer to sell will be issued to the successful purchaser.

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.

CONTACT

For further information please contact:

savills

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