

Plot 4, Fairway Heights, Kinloss Golf Club, IV36 2UJ



We are delighted to offer this fully serviced plot situated in an ideal semi-rural location near the village of Kinloss and lying within close proximity of Forres, Elgin, Roseisle Beach and the coastal village of Findhorn.

STUNNING PLOT LOCATED IN A SEMI-RURAL LOCATION

FULLY SERVICED

847m²

SITUATED WITHIN CLOSE PROXIMITY OF ROSEISLE BEACH & THE COASTAL VILLAGE OF FINDHORN

FULL PLANNING PERMISSION FOR A DETACHED THREE BEDROOM HOME

MORAY COUNCIL PLANNING APPLICATION:-

20/00784/APP

**Offers Over
£87,500**

This fully serviced plot is situated in an ideal semi-rural location close to Kinloss and is within a short distance of Forres, Elgin, Roseisle Beach and the seaside village of Findhorn which boasts a number of activities including sailing and water sports providing an ideal haven for the outdoor enthusiast.

The plot is located in a delightful development providing an ideal opportunity to experience the joys of idyllic semi-rural living.

The plot benefits from Full Planning Permission for a spacious detached three bedroomed family home.

Further details can be obtained from the Moray Council website:-

<https://publicaccess.moray.gov.uk/eplanning/>

Planning application 20/00784/APP

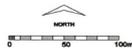
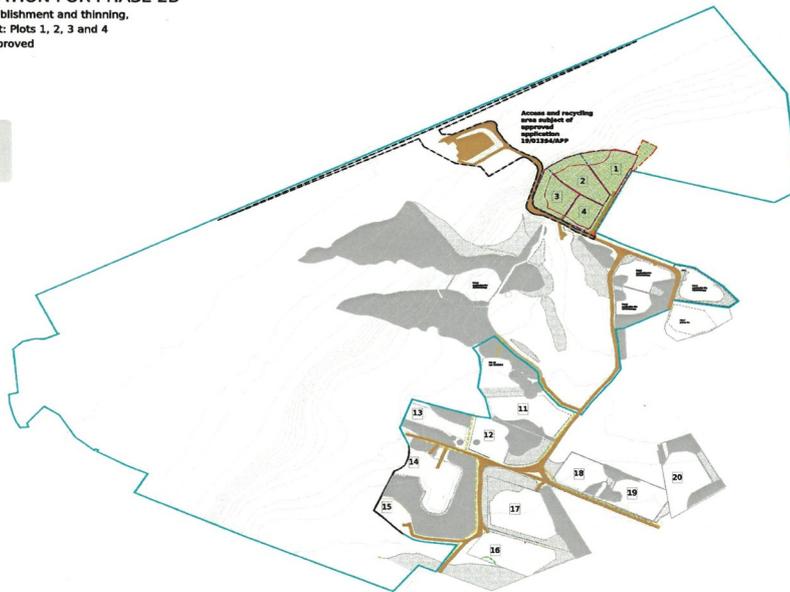
Water and electricity are available on site.



**KINLOSS GOLF COURSE
PLANNING APPLICATION FOR PHASE 2B**
For Woodland removal, establishment and thinning,
and house plot development: Plots 1, 2, 3 and 4
Access to site subject to approved
application 19/01394/APP

Site Area: 0.6ha

- Blue planning boundary (KGC ownership boundary)
- - - Planning Application boundary
- Plot boundary



Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

28 May 2021

Development Management
Environmental Services
The Moray Council

MAKAR Ltd
Incorporating Hill Pedestrian Architects LLP

Clackmannery, Tullroven, Dence Road
Inverness, Scotland, IV2 0JH
T: 01463 709993
E: info@makar.co.uk

TELEPHONE: _____
FAX: _____

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THEir OWN REQUIREMENTS.

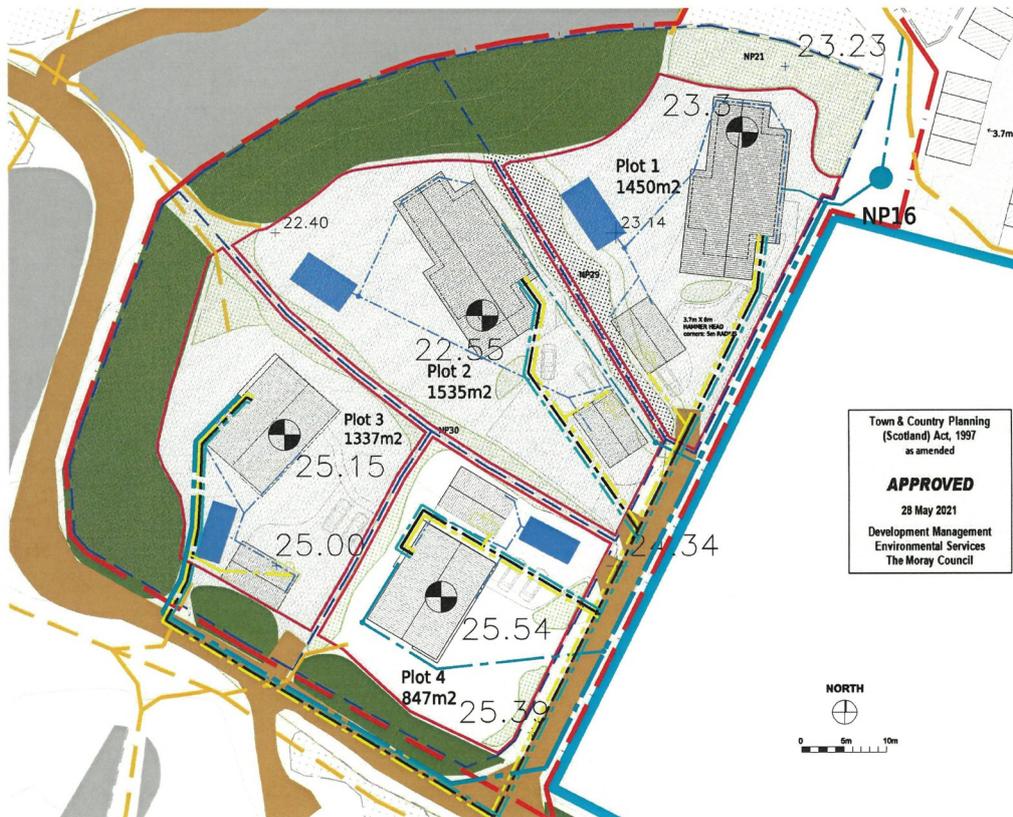
PROJECT: **KINLOSS GOLF COURSE
PHASE 2B**

TITLE: **Site Plan overview**

APPROVED UNDER THE SCOTLAND ACT, 1997

APPROVED BY:	DATE:
DATE:	DATE:
SCALE:	SCALE:
DATE:	DATE:

PROJECT NO: 1370-2B-02



AMENDED PLANS

MAKAR Ltd
Incorporating Hill Pedestrian Architects LLP

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- Existing Woodland
- Proposed Planting
- Blue planning boundary (KGC ownership boundary)
- - - Planning Application boundary
- Plot boundary
- Shared Foul Drainage system (septic tank & soakaway)
- Surface water drainage
- Pedestrian Routes

- Blue planning boundary (KGC ownership boundary)
- - - Planning Application boundary
- Plot boundary
- Fibre Optic route
- SBB cable
- EV charging point
- Water main

Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

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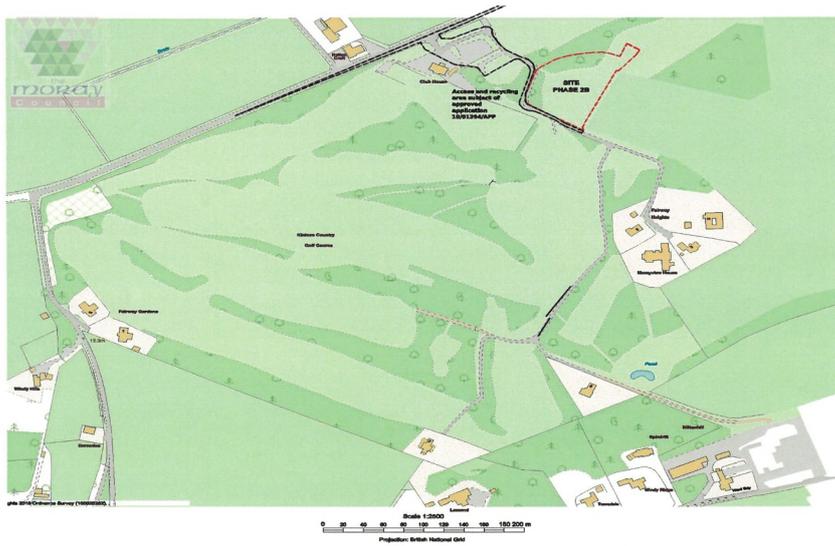
PROJECT: **KINLOSS GOLF COURSE
PHASE 2B**

TITLE: **Plot 4 site plan**

APPROVED UNDER THE SCOTLAND ACT, 1997

APPROVED BY:	DATE:
DATE:	DATE:
SCALE:	SCALE:
DATE:	DATE:

PROJECT NO: 1370-2B-07 B



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CONSTRUCTION WILL VERIFY ALL DIMENSIONS AND
 COORDINATES ON SITE AND REPORT ANY
 VARIATIONS TO ARCHITECT BEFORE COMMENCING
 WORKS.
 ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH
 BUILDING REGULATIONS 2010
 DO NOT SCALE DRAWING
 NOTES:

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 (Scotland) Act, 1997
 as amended
APPROVED
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PROJECT NO: **KINLOSS GOLF COURSE
 PHASE 2B**

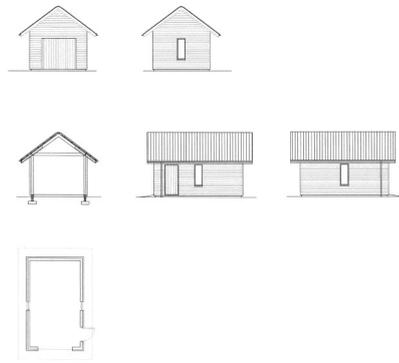
DEVELOPER: **LOCATION PLAN**

APPROVED UNDER THE PLANNING APPLICATION
 ARCHITECT: **MAKAR**
 VERIFIED BY: **MAKAR**
 SCALE: **1:200**
 DATE: **14.05.21**

PROJECT NO: **1370-2B -01**



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PROJECT NO: **KINLOSS GOLF COURSE
 PHASE 2B**

DEVELOPER: **Plan 1, 2 and 3**

APPROVED UNDER THE PLANNING APPLICATION
 ARCHITECT: **MAKAR**
 VERIFIED BY: **MAKAR**
 SCALE: **1:200**
 DATE: **14.05.21**

PROJECT NO: **1370-2B -06**



**What three words:-
 ///doghouse.direction.sampling**

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.