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## Plot 7, Wester Buthill, Roseisle IV30 8XN



Forming part of a small development at Wester Buthill, Roseisle, this is one of eight serviced plots enjoying a semi-rural location just a short drive from the coastal villages of Burghead and Hopeman.

**SITE EXTENDING TO APPROXIMATELY  
1171 SQUARE METRES (0.289 ACRES)**

**FOUR BEDROOM DETACHED  
HOUSE WITH SEPARATE  
GARAGE**

**MAINS WATER, ELECTRICITY  
AND BT**

**DRAINAGE WILL BE VIA SEPTIC TANK**

**TWO OPTIONS TO BUY**

**VIEWING HIGHLY RECOMMENDED**

**Reduced to  
£125,000**

E987

Forming part of a small development at Wester Buthill, Roseisle, this is one of eight plots enjoying a semi-rural location just a short drive from the coastal villages of Burghead and Hopeman.

Plot 7 extends to approximately 1171 square metres (0.289 acres).

Each plot is serviced with mains water, electric and BT, with septic tank drainage to be arranged by the purchasers. Purchasers will have rights of access over roads and road maintenance costs will be shared by all users.

Planning Permission would be for a three bedroom detached property with separate garage.

The location of the plots is <https://goo.gl/maps/yqcuhmSNdBrsJuMr5> on google maps or [///dampen.polishing.different](http://dampen.polishing.different) on what 3 words.

There are two options for purchase: Subject to planning permission or outright.

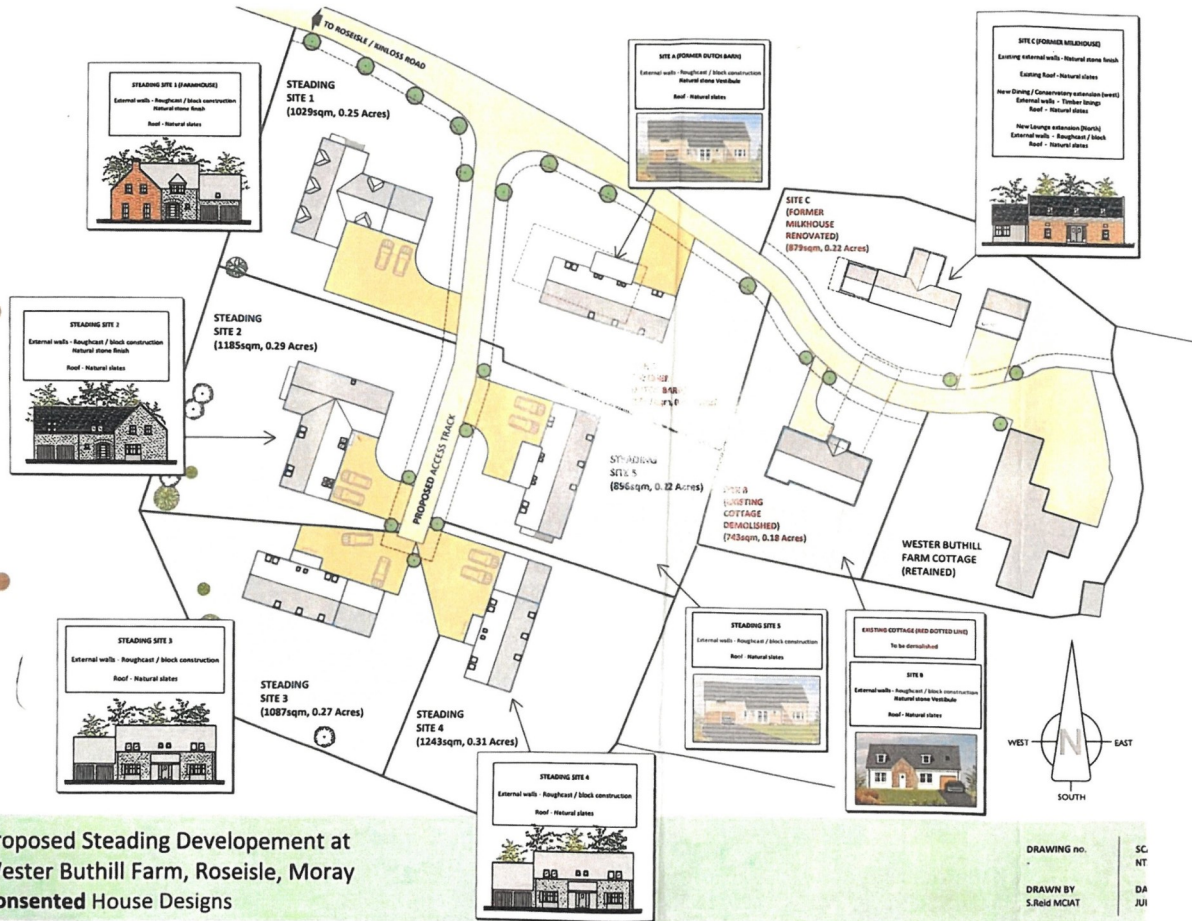
Subject to the purchaser gaining planning permission:  
£2000 deposit to take the plot off the market, then 10% of the purchase price at the conclusion of missives. Planning Permission must be gained within one year of this point, with the remaining balance due once permission is granted.

To purchase the plot outright with a 5% discount:  
£2000 to take the plot off the market, with three months to complete the purchase. The balance of payment would be due on completion.

You are welcome to visit the plots at your own convenience. If you have any questions, please contact us on 01343 548505 or email: [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)







Proposed Steading Development at Wester Buthill Farm, Roseisle, Moray  
Consented House Designs

DRAWING no. SC  
NT  
DRAWN BY DA  
S.Reid MCIAT JUI



<p>Plot 7 1245.4 sqm 0.310 acres</p>	
<p><b>SREM</b> SPRINGFIELD REAL ESTATE MANAGEMENT LTD</p>	
<p>Project: Wester Buthill Farm Roseisle Moray Township: Plot 7 Boundary Plan</p>	
Scale:	1:500 @ A3
Date:	11/10/2022
Drawn by:	AJ
Checked by:	
Drawing no.:	L-101

If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505



Proposed Steading Development at  
Wester Buthill Farm, Roseisle, Moray  
Not to Scale



**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.

