



An exceptional opportunity to acquire three individual building plots with full planning permission (22/01315/APP), available for sale either as separate plots or as a development for three, stunning, 3-bedroom, detached homes. Set in a peaceful, semi-rural location on the edge of the highly sought-after village of Dyke, these plots offer a wonderful south-facing outlook over rolling fields and the distant woods and hills – a truly tranquil setting. The plot sizes range from circa 1300m² to 2200m² and are priced accordingly.





Location Highlights:

- **Scenic Views:** The plots offer long views across open fields to the hills and woods in the distance.
- **Nearby Attractions:** Culbin Forest is a short walk away, providing superb opportunities for walking, cycling, and horse riding. The renowned Brodie Castle estate is within walking distance, offering a wide range of cultural and family-friendly events throughout the year, along with a fantastic adventure playground and cafe.
- **Community:** Dyke is a lively village, with an active village hall that hosts regular events such as exercise classes, ceilidhs, film nights, and quiz nights, fostering a close-knit community atmosphere.
- **Educational Facilities:** The village boasts a highly regarded primary school with 92 students and excellent playground facilities.



Transport & Connectivity:

- The A96 offers convenient transport links to Inverness and Aberdeen, making it ideal for those commuting or seeking easy access to nearby cities.
- Dyke is equidistant from the nearby towns of Forres and Nairn, both of which offer supermarkets, leisure facilities, and schools, ensuring all your daily needs are met.
- This is a rare chance to build your dream home or undertake a development project in one of Moray's most desirable locations. Whether you're looking to create a peaceful rural retreat or a family home in a vibrant community, these plots offer the perfect foundation.
- Please note that all measurements are provided as guidance and purchasers should satisfy themselves as to the accuracy of these.

