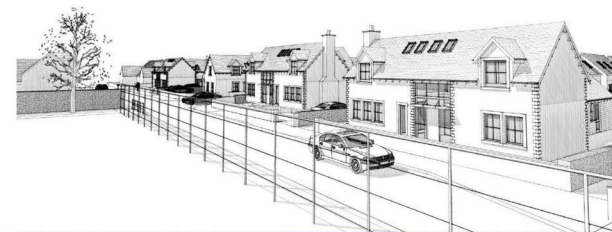




view from open space/play area



view looking towards plot 8, 9 & 10



view from playing field



# AMENDED PLANS

**Future Plans Architects Ltd**  
 1 Speyside Business Centre  
 8 West Street  
 Forchabers  
 Moray IV32 7DQ  
 01343 553945  
 www.futureplans.co.uk

CLIENT

Mr E Rattray

PROJECT  
 residential development  
 land off meft road  
 urquhart

DRG. TITLE

proposed masterplan

RESIDENTIAL DEVELOPMENT SITE

MEFT ROAD, URQUHART, MORAY IV30 8LW

OFFERS IN EXCESS OF £275,000

**abs+**  
 estateagents

# **Residential development site for up to 20 houses in desirable small village just 6 miles from Elgin and extending to approximately 1.42 hectares/3.50 acres.**

## **Summary**

A unique residential development opportunity for up to 20 family homes in the sought after village of Urquhart. Developer Contribution of £21,932 has been paid.

## **Situation**

The site is located on the northern outskirts of Urquhart, a small village situated approximately 6 miles east of Elgin and within commuting distance of both Aberdeen and Inverness. The site is accessed directly from Meft Road.

## **Planning**

The Eastern part of the site R1 is currently zoned for development.

Full planning permission was previously granted for 10 dwellings and associated roads and landscaping on this part of the site (R1) (Moray Council planning ref: 20/00120/APP - Expired 17th February, 2025).

<https://link.edgepilot.com/s/972aba00/kGF2CDBw206yUdUE686DLg?u=https://publicaccess.moray.gov.uk/eplanning/applicationDetails.do?keyVal=Q4YNCEBGL8C00%26activeTab=summary>

The western part of the site is designated for housing in the MC Local Development Plan 2020 (LONG 1) with an indicative capacity for a further 10 houses (MDLP 2020 - Urquhart Settlement Statements p329)

[https://link.edgepilot.com/s/494d56d0/iMFzBBQjV0mg-50sjHVRrg?u=http://www.moray.gov.uk/moray\\_standard/page\\_133541.html](https://link.edgepilot.com/s/494d56d0/iMFzBBQjV0mg-50sjHVRrg?u=http://www.moray.gov.uk/moray_standard/page_133541.html)

A copy of the Moray Council Local Development Plan 2020 is available at [http://www.moray.gov.uk/moray\\_standard/page\\_133431.html](http://www.moray.gov.uk/moray_standard/page_133431.html)

## **Services**

We understand that services are available in the vicinity, however, interested parties should satisfy themselves regarding the detailed whereabouts and capacities of services.

## **Local Authority**

The Moray Council, High Street , Elgin, Moray, IV30 1BX Tel: 0300 1234561  
[www.moray.gov.uk](http://www.moray.gov.uk)

## **Viewing and Offers**

The land may be viewed at any time, subject to the prospective purchasers being in possession of a copy of these particulars. Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold



## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.