



Brochures available upon request for Lot 1 and Lot 2.

The logo for 'abs+ estateagents' is located in the bottom right corner. It features the word 'abs' in a large, green, lowercase sans-serif font, followed by a small green plus sign and the letter 's' in the same font. Below this, the words 'estateagents' are written in a smaller, dark blue, lowercase sans-serif font. A small green circle is positioned to the right of the 's' in 'abs+'.

A Unique Opportunity to Build Your Dream Home in a Historic Setting

We are delighted to present for sale a rare and exclusive building plot located within the picturesque and historic grounds of the B Listed Old Braemorrison House. Enjoying an elevated South facing situation with an incredible outlook over Elgin and beyond towards Ben Aigen and surrounding hills, this exceptional plot offers an unique opportunity to create a bespoke residence in a stunning setting, blending modern living with the charm and character of a heritage estate. The separate access is off Duff Place where a driveway can be put in directly to the plot.

Planning Permission

Initial Planning 15/00638/PPP dated 17 June 2015. Planning Permission under reference 23/01186 was granted on the 9th March 2016 and is in perpetuity.

Designed for a Historic Site

This attractive L-shaped home offers a unique opportunity to build within the scenic grounds of a historic listed building, with all necessary regulations already met. The 1.5 storey design includes two bedrooms cleverly positioned within the roof space, making the most of the internal layout.

Externally, the home will feature a stylish combination of white render and larch cladding, complemented by a natural slate roof with 21 roof lights to create a bright and welcoming interior. While the finishes have a modern feel, they have been thoughtfully selected from a palette of materials that are fully in keeping with the historic surroundings.

The property will be connected to mains water and drainage, with a dedicated surface water soakaway included on site. Access is via Duff Place, and only minimal groundworks are needed to accommodate the build on the gently sloping plot.

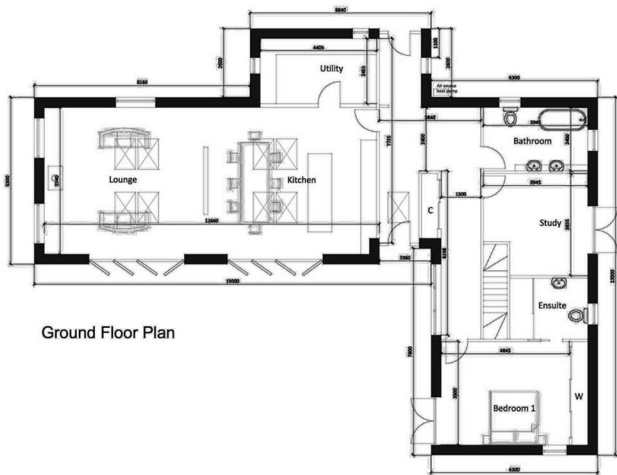
A timber-lined domestic store and carport, complete with a durable metal roof, are planned for the north-east corner of the site, offering both convenience and additional storage.

Site Characteristics

The site covers an area of 953.00 sq m and is irregular in shape. The site was formerly part of the grounds of the Category B listed, Braemorrison House and is located to the west of Braemorrison House itself. The site is elevated above the River Lossie and the owners have made the decision to include the wooded embankment which leads down to the river bank.

Viewings

Viewings are strictly by appointment with the selling agent.



Ground Floor Plan

Town & Country Planning
(Scotland) Act, 1997
as amended
APPROVED
09.03.2016
Development Management
Environmental Services
The Moray Council

grant and
geoghegan
chartered planning, development and
architectural consultants

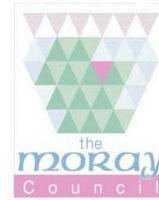
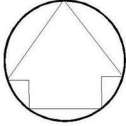


First Floor Plan

Town & Country Planning
(Scotland) Act, 1997
as amended
APPROVED
09.03.2016
Development Management
Environmental Services
The Moray Council

grant and
geoghegan
chartered planning, development and
architectural consultants

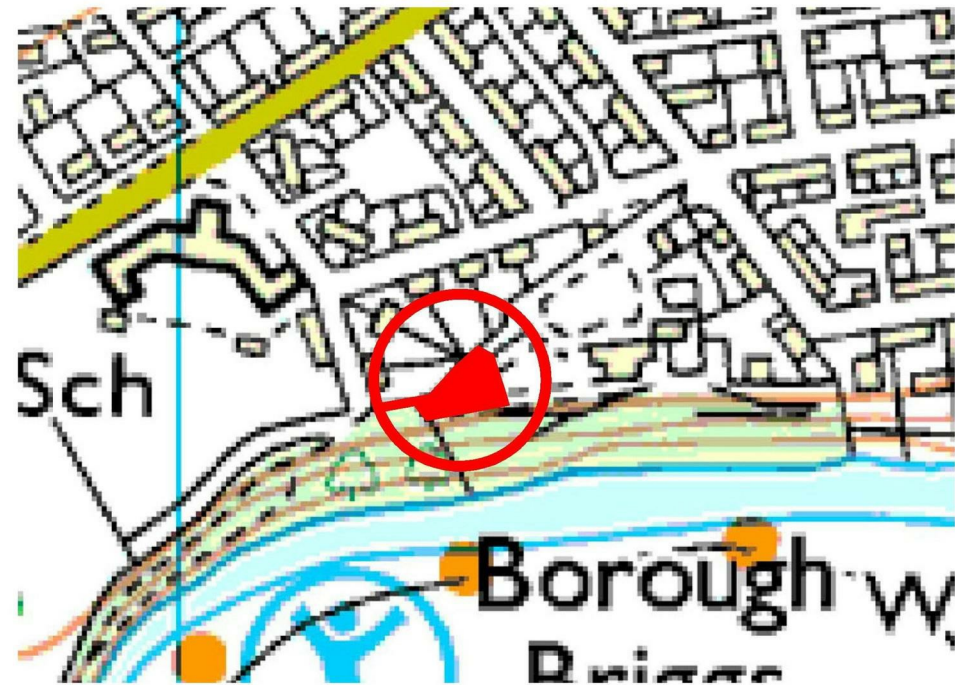
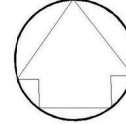
north



Embankment ground down to the River Lossie will now be included within the sale of the plot.



north



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

APPROVED

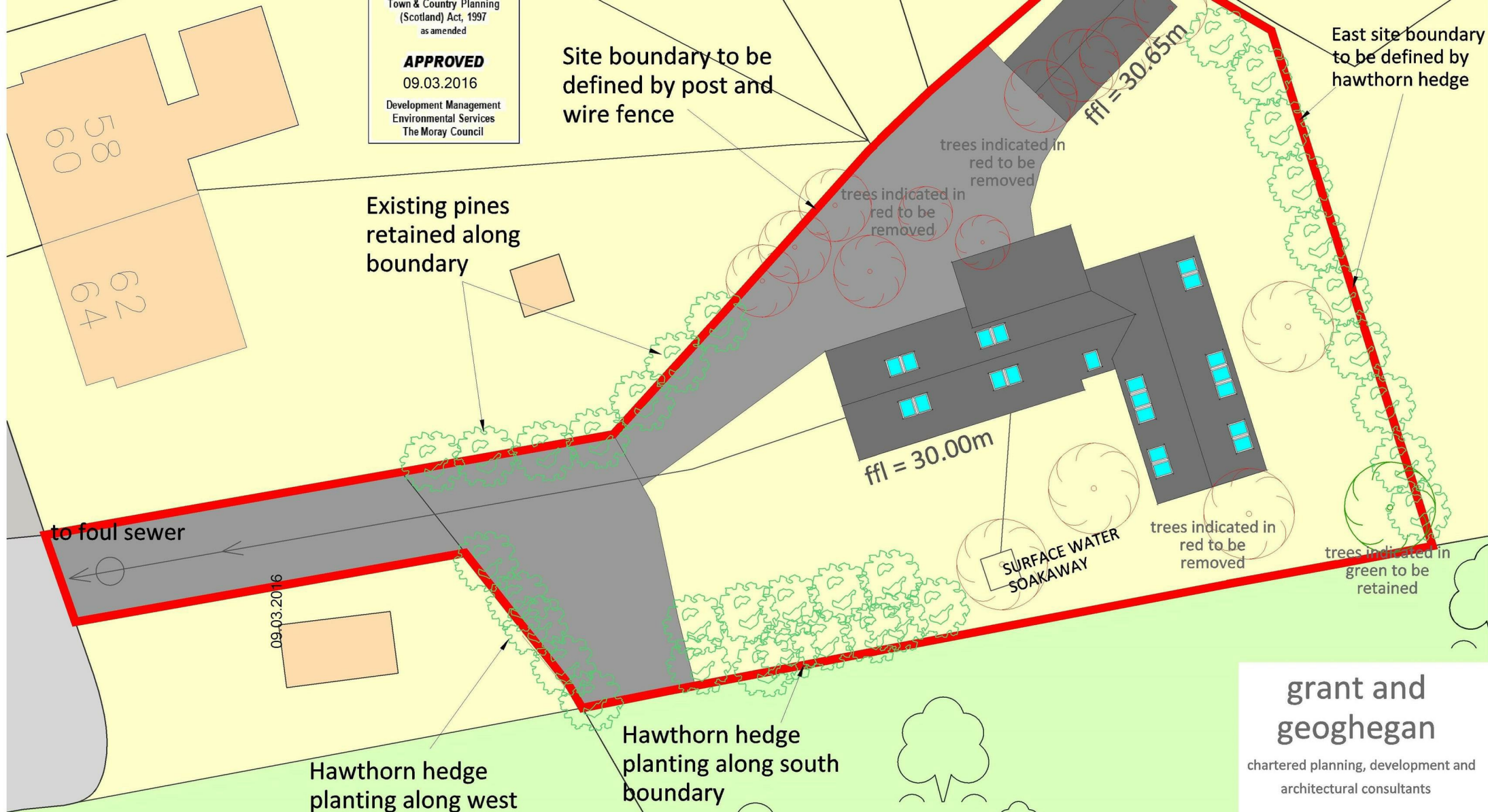
09.03.2016

Development Management
Environmental Services
The Moray Council

**grant and
geoghegan**

chartered planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk



Viewings are strictly by appointment only.
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.