

BUILDING PLOT CP1 DALLAS, BY FORRES IV36 2RW

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**UNIQUE OPPORTUNITY TO ACQUIRE A
RESIDENTIAL PLOT EXTENDING TO 2
ACRES IN A SCENIC RURAL LOCATION.**

**PLANNING PERMISSION GRANTED FOR
A DETACHED LUXURY THREE-BEDROOM
BUNGALOW WITH GARAGE, CARPORT &
STORE-ROOM.**



**CONTACT THE SELLING AGENTS
ON [01343] 544077 FOR FURTHER DETAILS**

**OFFERS IN REGION
OF £70,000
ARE INVITED**

This is a unique opportunity to acquire a residential building plot in a much sought after, scenic and rural location with unrestricted views of the countryside. The site is located off the B9010 road, close to the village of Dallas, and within easy distance of both Elgin and Forres.

Detailed Planning Permission has been granted for a plot extending to two acres, to comprise a detached luxury three-bedroom bungalow, driveway, detached garage, carport and store-room. The Planning Permission also includes approval for the construction of a private drive leading from the B9010 to the entrance to the driveway of plot CP1, a feature wildlife pond adjacent to the plot CP1 and the neighbouring plot CP2, and the required visibility splay-line along the B9010 carriageway. The proposed pond will be supplied and fortified from the springs on land to the north-west.

The Planning Permission reference number is 16/01542/APP and was granted on 8 August 2017 by the Moray Local Review Body. A copy of the permitted consent and the plans can be inspected at the Elgin office of the Selling Agents.

It is understood that there is a mains' water supply, electricity and telephone lines close by and, for the avoidance of any doubt, connection to the supplies will be the responsibility of the developer.

Within the Moray Proposed Development Plan 2019, the site is located within an area registered as Special Landscape Area SLA, a Pressurised And Sensitive Area, and within the Wind Farm Spatial Framework designation. Information relating to the Moray Development Plan proposals can be obtained from the Local Authority.

Unrestricted viewing is available, although it would be appreciated if prospective purchasers would consider neighbouring proprietors, and respect their privacy at all times.



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A list of Members' names is available for inspection at our office

