



Plot 1 & Plot 6, Tombain Farm, Aberlour, AB38 9LE

Plot 6 is now under offer

Sale Price £75,000 per plot



Location
 Located in the sought-after Speyside village of Aberlour, these two generously sized building plots offer an excellent opportunity to create bespoke homes in a picturesque setting.
 Aberlour is renowned for its scenic beauty, whisky heritage, and vibrant community, with easy access to local amenities, schools, and transport links.

Property Details
 - Number of Plots: 2
 - Plot 1 Size: 1,315 m² **Plot 6 is now under offer**
 - Plot 6 Size: 1,176 m²
 - Planning Permission: Full planning permission granted
 - Reference: Ref 24/00421/APP
 - Services: The Plots will have services installed including Mains water, electricity, and drainage

Planning Permission
 Planning permission has been approved for residential development, ensuring a smooth process for prospective buyers. Full details can be accessed via Moray Council's planning portal using reference Ref 24/00421/APP.



- KEY**
- TARMAC ROAD PHASE 1
 - TARMAC ROAD PHASE 2
 - ADOPTABLE ROAD
 - GRASS COMMON AREA
 - PROPOSED BOUNDARY
- NOTES**
- SuDS within Plots, minimum 5 metres from house and boundaries, to be designed by engineer
 - Vehicles to enter and turn within the plots
 - Parking provision for upto 3 cars on each plot
 - Driveways to be 50mm gravel on 300mm compacted hardcore with concrete flat top kerbing

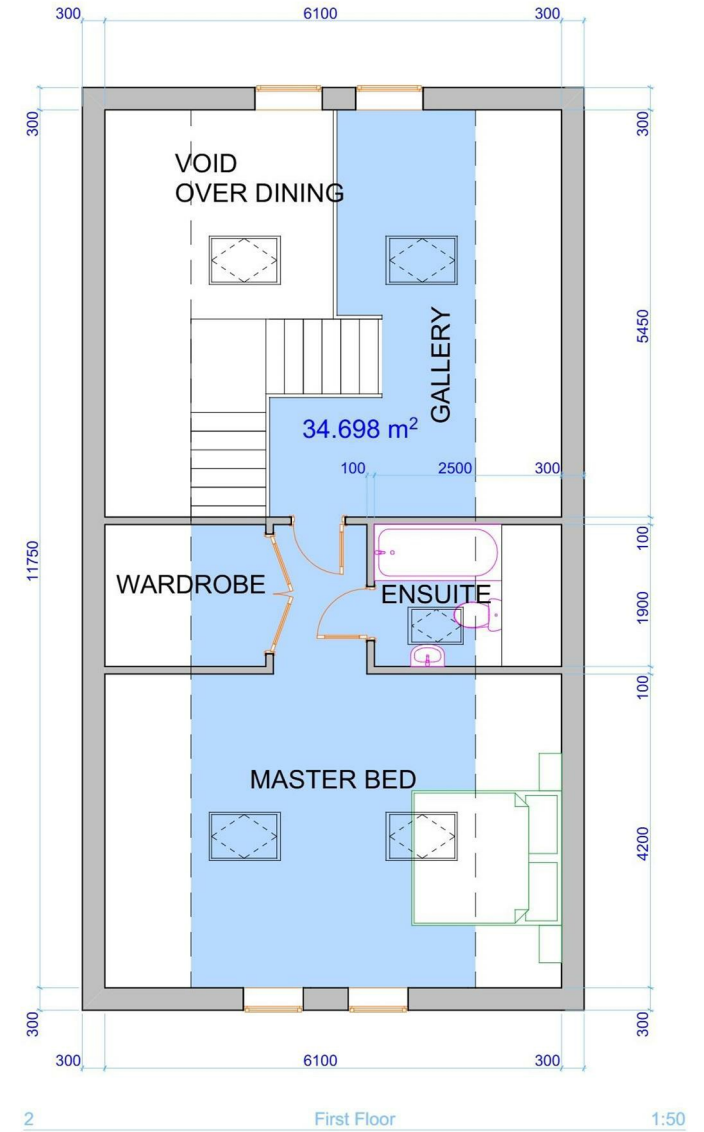
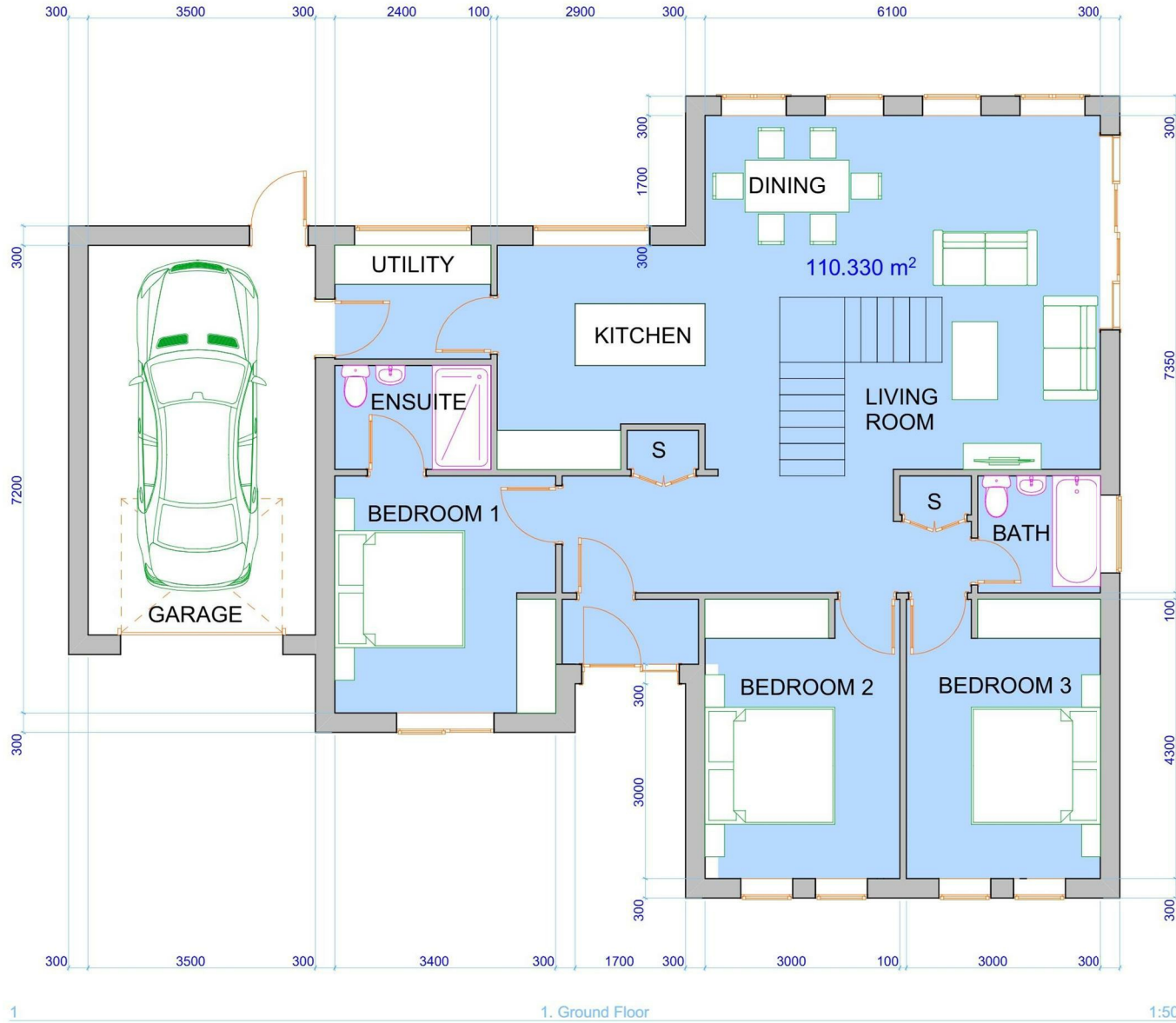
PLOT 6 - NOW UNDER OFFER



Site Plan AMENDED PLANS 1:500

REVISION BOX	
REV 1	Road up

Originator	Simon Gibb 3 in 1 Property LTD Site office Tombain Farm Sellar Place Aberlour Morayshire AB38 9LE	Project	Tombain Downas Road Aberlour Morayshire AB38 9LE	Layout Title	Proposed S
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Purpose of Issue PLANNING	status PRELIM	Scales @ A2 1:50	Project No. Plan/001/REV0	Originator Simon Gibb 3 in 1 Property LTD Site office Tombain Farm Sellar Place Aberlour Morayshire AB38 9LE	Project Tombain Dowans Road Aberlour Morayshire AB38 9LE	Layout Title Proposed Floor Plans
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Planning Permission & Services

24/00421/APP and all the conditions have been signed off by the council, planning was approved in May 2025.

Asking price of £75,000 per plot serviced to the plot boundary with mains water, mains sewerage, electricity and BT duct.

The whole development will be entirely private with 5 plots owning the lane and common areas such as verges and planting which will be managed by the developer and then handed over to the owners as set out in the deed of conditions.

Plot 1 & Plot 6

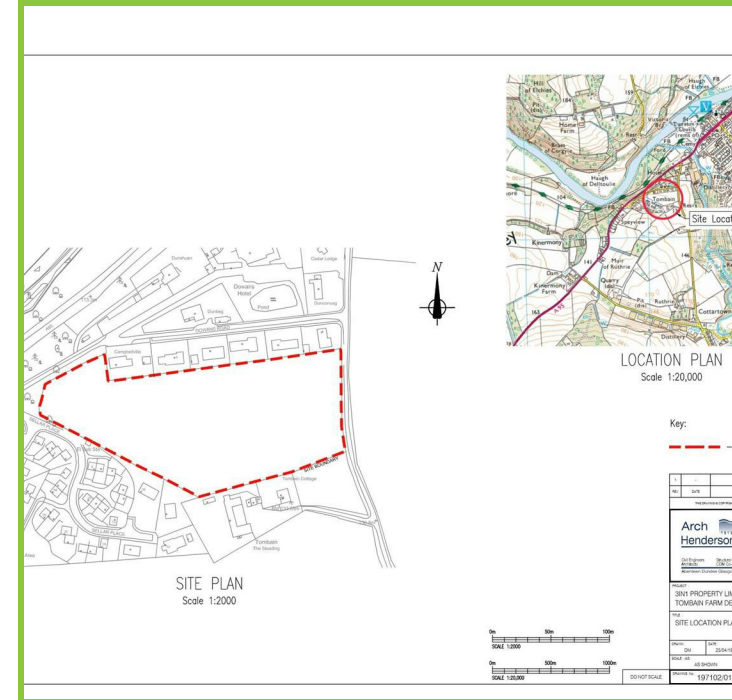
Plot 1 extends to 1,315m² and Plot 6, is adjacent extending to 1,176m² both, subject to measured survey.

The 2 plots have detailed Planning Permission granted for detached 4 bedroom house with accommodation as follows :- ground floor with open plan lounge/dining/family room arrangement, 3 double bedrooms (1 with an en suite), family bathroom, utility room and integral garage. The upper floor will have a feature galleried landing and house the master bedroom suite with walk-in wardrobe and shower room.

Combined Purchase

For buyers interested in purchasing both plots together, a discounted combined price will be available.

This exclusive offer provides an excellent opportunity for those seeking a larger development area or investment potential.



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.



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