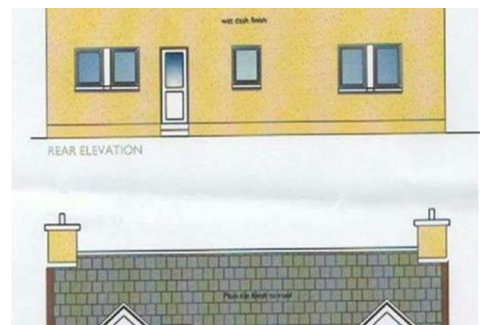
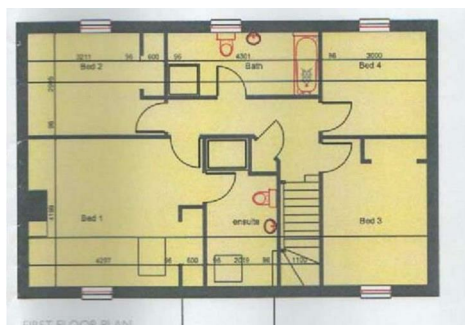
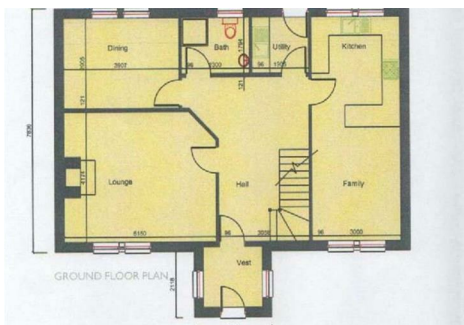




**Harper
Macleod LLP**
Estate Agents & Solicitors



Building Plot Old St Andrews, Aberlour, AB38 7QL

Asking price £65,000

A rare opportunity has arisen to acquire a plot situated in an excellent location within the heart of the village of Archiestown with beautiful views out over the village and towards Ben Rinnes. The plot which extends to approximately 600 square metres has full planning permission in place to erect a dwellinghouse and a detached garage with services adjacent.

This well located plot is situated in the heart of the village of Archiestown and is a short distance from the popular town of Aberlour, which is very popular with tourists and offers a selection of shops, restaurants, hotels, health centre and both primary and secondary schools.

Archiestown is located in the heart of "Malt Whisky" country close to the Whisky trail and many famous Distilleries including "The Macallan" with the Cairngorm National Park and the River Spey nearby, both providing many outdoor activities to include hill walking, skiing and salmon fishing.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

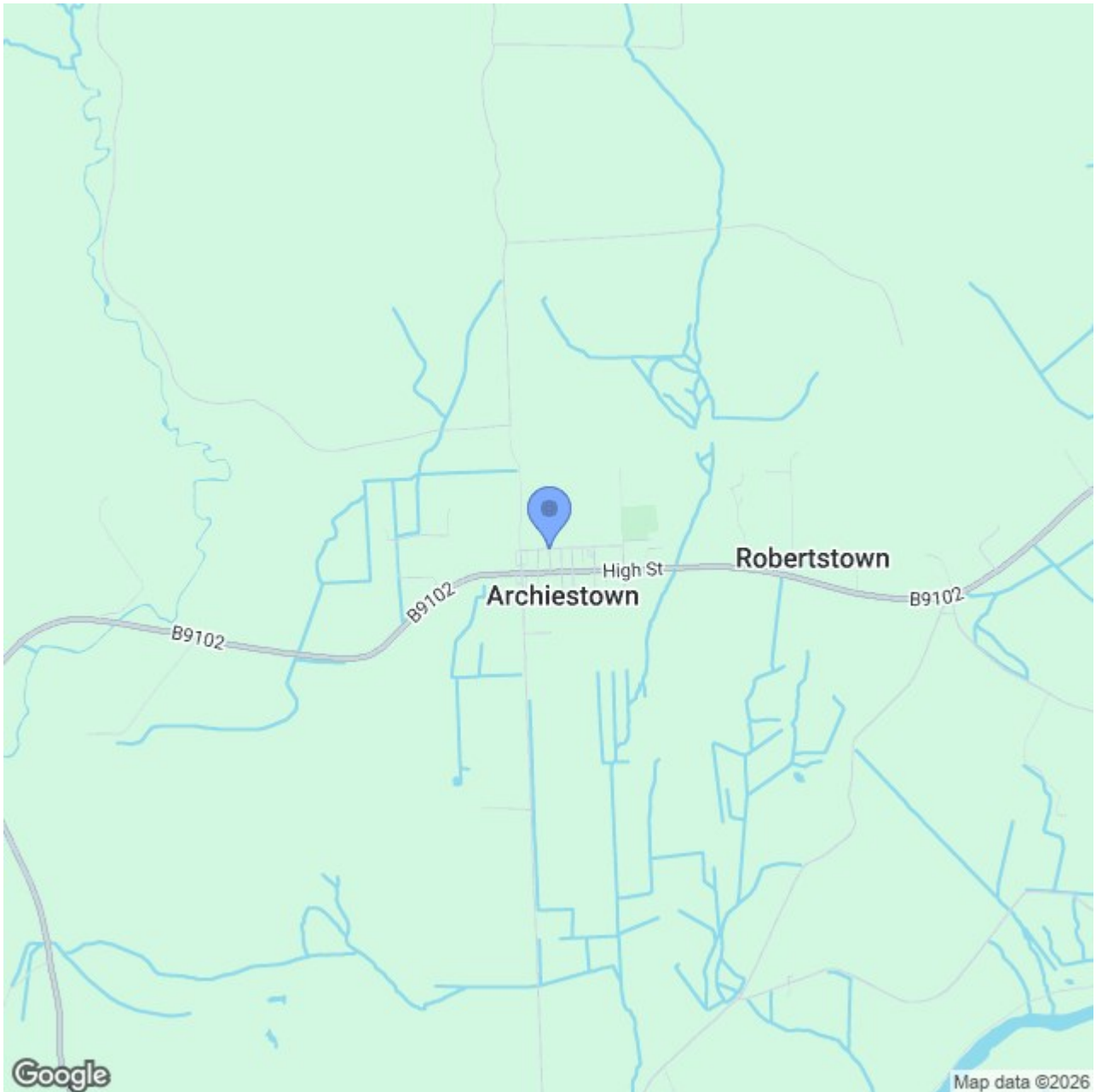
PLANNING PERMISSION

The plot which extends to approximately 600 square metres is offered for sale with lapsed planning permission in place to erect a dwellinghouse and detached garage. Moray Council Ref: 10/00181/APP.

SERVICES

Services are adjacent.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagency-moray.co.uk>