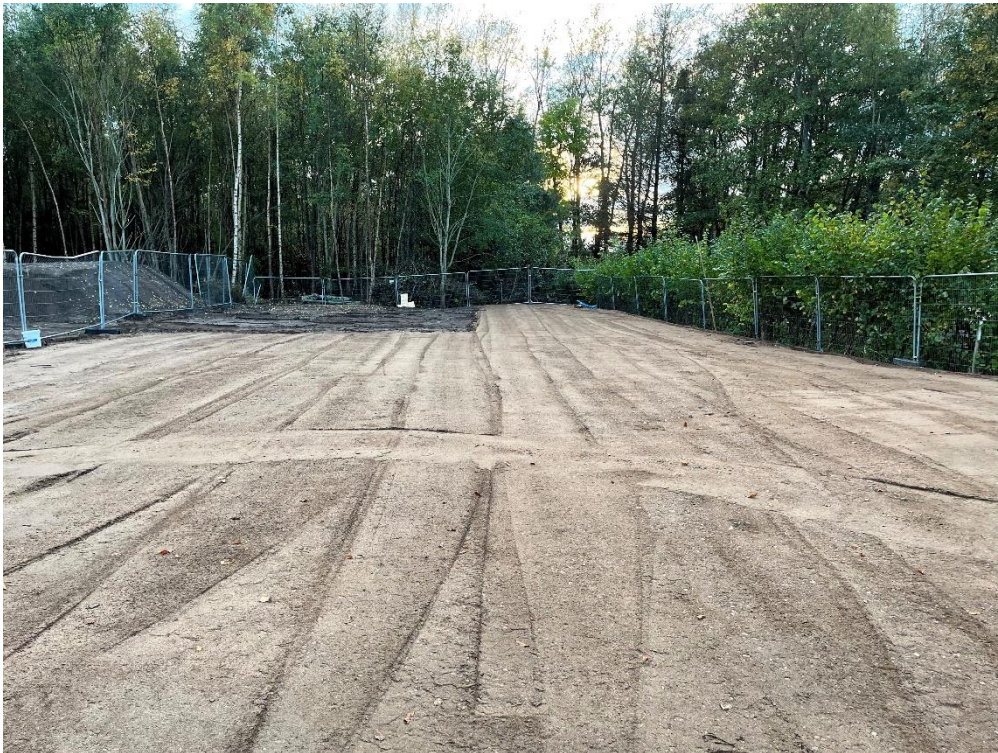




## **Plot 2, Seapark Lane, Kinloss, IV36 3SZ**



We are delighted to offer this fabulous building plot located on the Seapark development in Kinloss.

The site is located a short walk from the local shop, restaurant and public house in Kinloss. Findhorn Bay is few minutes' drive and is also accessed along the cycle/foot path to the village.

The plot extends to 0.35 acre (1426m<sup>2</sup>) and is set within a small hamlet with a woodland garden and private access road, shared responsibilities of all home owners. Services are on site; mains electric, water and drainage.

Outline planning permission for an Executive 4 bedroom bungalow has been applied which would provide an open plan lounge/dining/kitchen arrangement, utility room, master bedroom with en-suite, 3 further bedrooms and family bathroom. Car parking for 2 vehicles. However this can be changed with Moray Councils Planning Department for a change in dwelling house subject to approval.

Online Planning Application number 22/00421/APP for further information.

### **OFFERS OVER £85,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

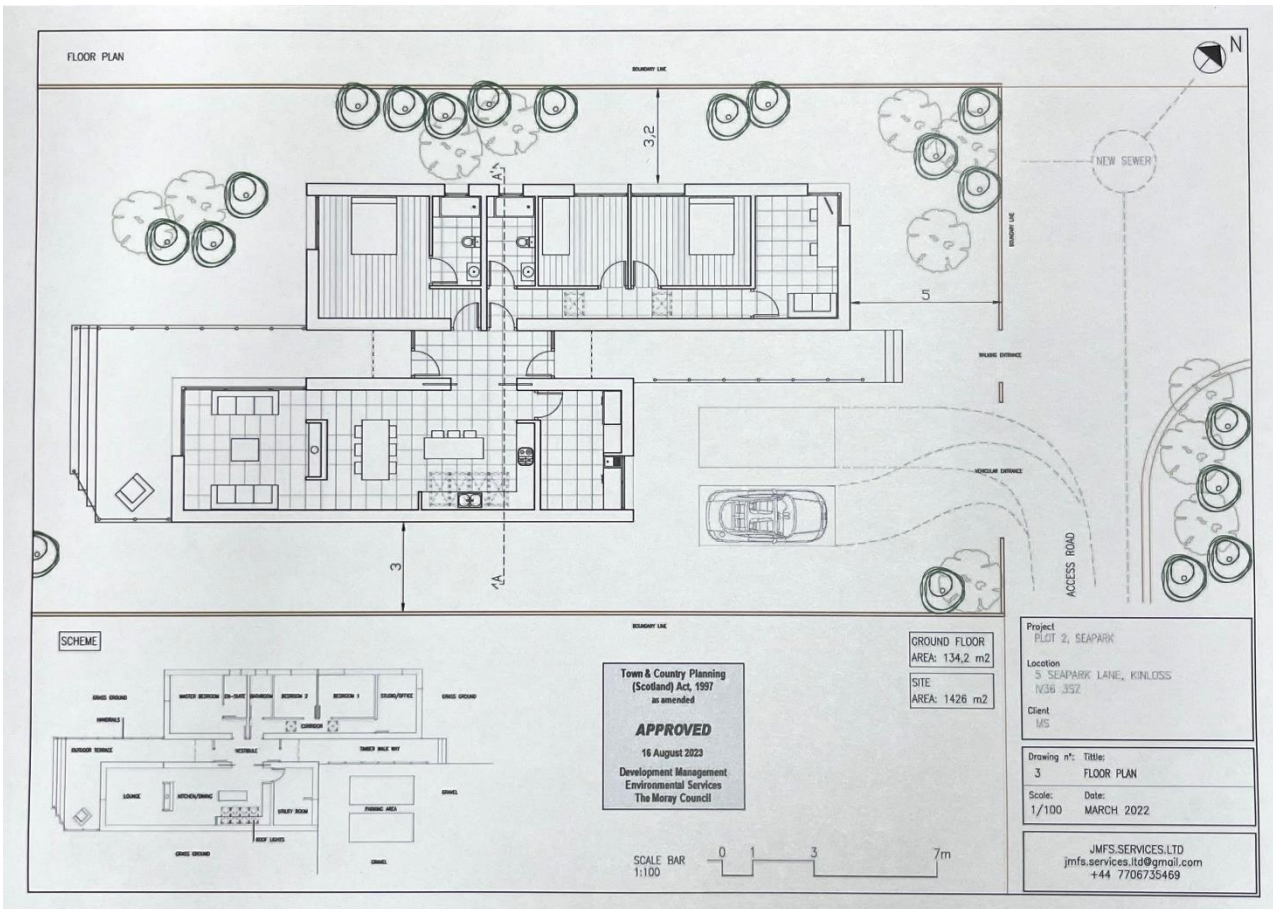


Levelled Site

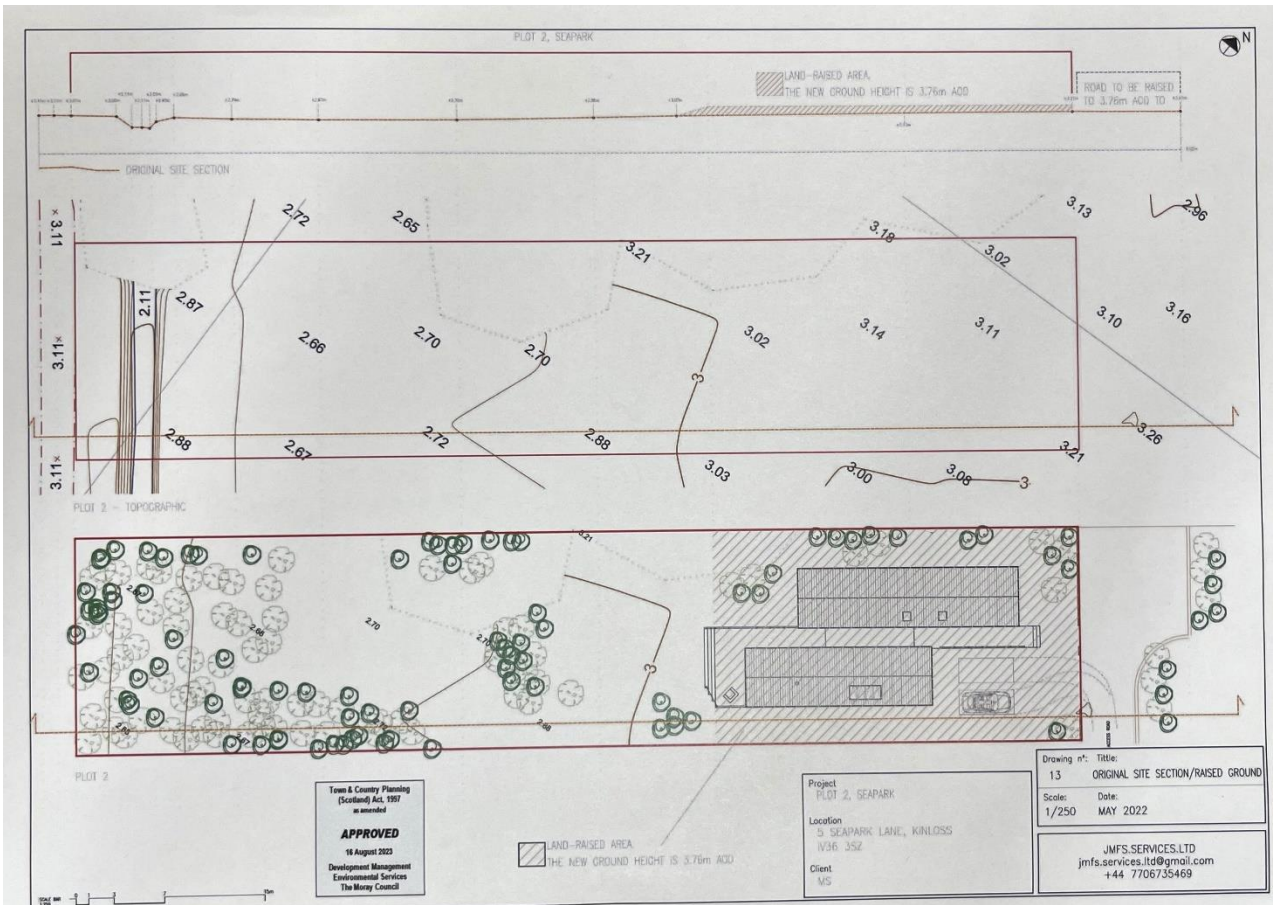


Private Road access

# Proposed Drawings for Bungalow



# Site Section



**Important Notice** These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest** - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars** Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Offers** All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.