



CCL



This exceptional 2-acre plot offers a unique opportunity to build your dream home in a picturesque rural setting near Rothes, just off the A941. The location combines convenience and tranquility, with stunning panoramic views of the surrounding countryside, ideal for those seeking a peaceful retreat. Situated on the edge of Rothes, the property provides easy access to both town amenities and rural surroundings, being conveniently located on the main road to Elgin. Essential services are close by, ensuring ease of development. Rothes offers essential services and is near Rothes Primary School, with Speyside High School in nearby Aberlour. The Moray region is famed for its beautiful landscapes and activities, including the Speyside Malt Whisky Trail and Moray Firth beaches. Residents can enjoy outdoor pursuits like fishing, golfing, and hiking, alongside exploring historical sites. This rare opportunity allows you to create a bespoke residence tailored to your lifestyle, subject to necessary planning permissions.



- Substantial Building Plot
 - Stunning Views
 - Subject to Planning
 - 2 Acres
 - Services Nearby
 - What 3 words
- [///upward.scooter.com/america](http://upward.scooter.com/america)

T: 01343 610520



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www.cclproperty.com

Building Plot Hillside | Rothes | Aberlour | Moray | AB38 7AQ

£75,000 Freehold

Situation

Situated on the edge of Rothes, this property is conveniently located on the main road to Elgin, providing easy access to both town amenities and rural surroundings. Rothes offers essential services and is close to Rothes Primary School, with Speyside High School nearby in Aberlour. The Moray region is known for its beautiful landscapes and a variety of activities, including the Speyside Malt Whisky Trail and the beaches of the Moray Firth. Residents can enjoy outdoor activities like fishing, golfing, and hiking, as well as exploring local historical sites. Moray provides a balanced lifestyle with both relaxation and recreational opportunities.

The Business

Property

Nestled in a picturesque rural setting, this exceptional plot of land spans approximately 2 acres, offering a unique opportunity to build your dream home, subject to the necessary planning permissions. Situated just a stone's throw from the A941 and a short distance from the charming town of Rothes, this location provides both convenience and tranquility. The plot boasts stunning panoramic views of the surrounding countryside, making it an ideal spot for those seeking a peaceful retreat. Essential services are conveniently close by, ensuring ease of development. Embrace the beauty of rural living while remaining connected to nearby amenities. This is a rare chance to secure a prime piece of land in a sought-after area, perfect for creating a bespoke residence tailored to your lifestyle.

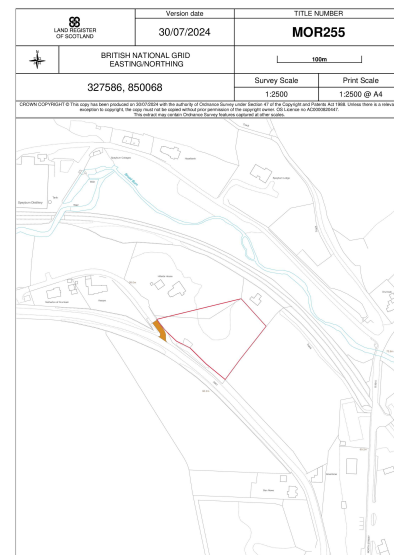
External

The garden and external area of this substantial plot offer a practical and attractive space for landscaping. You could create a functional sweeping driveway leading up to the house, surrounded by well-maintained lawns. Adding trees would provide shade and privacy, enhancing the natural setting. The location's natural beauty allows for a straightforward design that makes the most of the panoramic views and rural setting. This garden can be designed to complement the home, providing a seamless connection between the residence and the surrounding landscape.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.