



CCL



Superb opportunity to acquire a good sized plot surrounded by beautiful countryside with planning to build a wonderful family home. Viewing is highly recommended to appreciate the extent of the land and the beautiful countryside surrounding it.

- Building Plot approximately 1 acre
- Generous Sized Plot
- Planning Ref: 22/00224/app
- Full planning permission to erect a 3 bedroom house
- Fantastic Location
- Building Warrant Ref: 22/00883/bw



T: 01343 610520



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# Building Plot | Aberlour | Moray | AB38 9LT

## Offers Over £110,000 Freehold

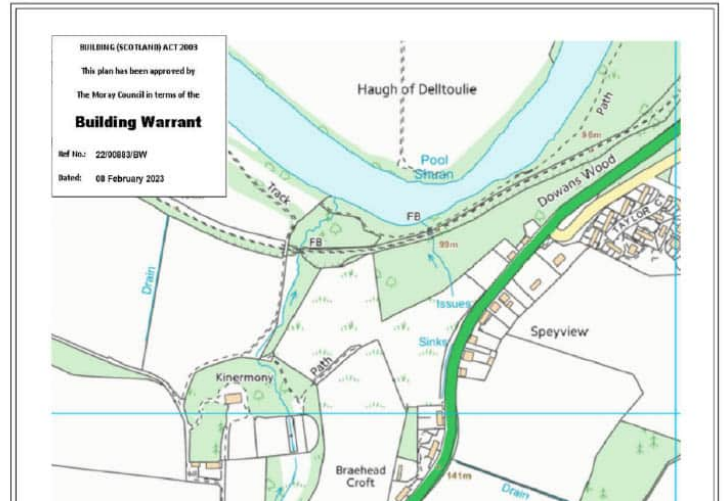
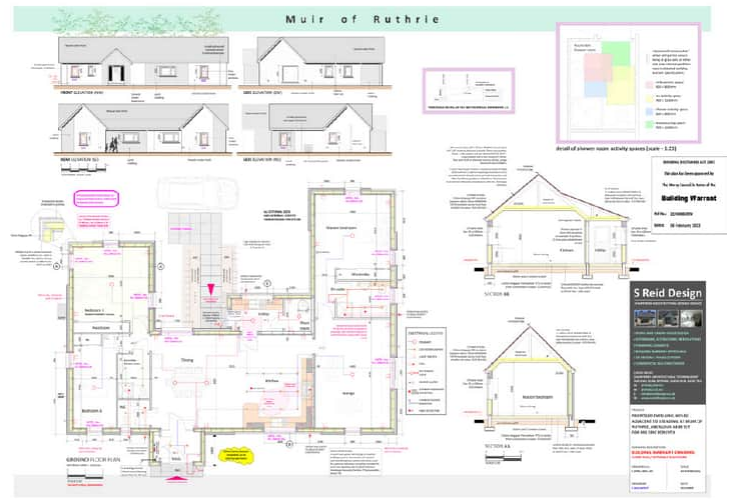
### Situation

The plot is situated in a beautiful country location on the outskirts of Aberlour, Moray. Close to many local amenities including a range of local shops, a post office, hotels, restaurants and primary and secondary schools with more extensive facilities such as superstores, leisure centre and schools found in Elgin, 15 miles from Aberlour. Aberlour also offers many opportunities for outdoor activities such as walking, cycling, climbing and skiing, with Aviemore and the Cairngorm Mountains located just 35 miles south.

### Property

Building plot with planning to erect a one storey, 3 bedroom house set in idyllic countryside. The generous sized plot is around 1 acre. All services are available close by. We have attached details of the existing plans for the house. Further land may be available to extend the size of the plot by separate negotiation.

All services are situated close by the plot.



### CCL Property

62 High Street, Elgin, Moray, IV30 1BU  
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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.