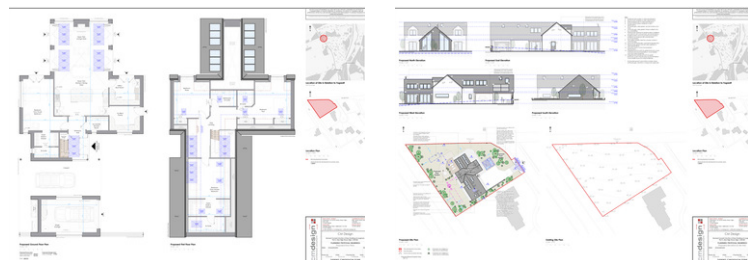




CCL Property is delighted to present this outstanding opportunity to acquire a generous building plot located just a short drive from the centre of Elgin. Set amidst stunning countryside, this attractive site benefits from full planning permission for the erection of a four-bedroom, storey-and-a-half dwelling with a double garage. All essential services are readily available nearby, and—subject to appropriate consents—the design could be adapted to suit individual preferences.

- Spacious Building Plot with Full Planning Permission
- Fantastic Location
- Services Nearby
- Picturesque Countryside Setting





Plot 1, Glen Elgin Road, Longmorn, Elgin, Morayshire, IV30 8SZ

Offers Over £100,000

The plot enjoys a peaceful yet convenient setting only minutes from New Elgin, where local amenities include a GP and dental surgery, nursery and childcare facilities, a sports centre, grocery stores, and a range of retail units. Elgin itself is a vibrant market town and the administrative hub of Moray, offering an excellent selection of amenities including primary and secondary schools, hospital and health services, leisure and recreational facilities, and a broad mix of retail outlets. Moray College UHI provides education for approximately 10,000 students. Elgin lies on the A96, offering excellent transport connections to Inverness and Aberdeen, both with international airports.

One of the most impressive features of this site is its proximity to Millburies Country Park, just a short walk away, where you can enjoy tranquil fishing, nature walks, mountain biking, and an abundance of local flora and fauna.

The plot has full planning consent—first granted in 2016 and renewed in 2019, now secured indefinitely—for a stylish storey-and-a-half family home with a double garage. All pre-development conditions have been discharged, and a full Design & Build service is available from the vendor (CM Design).

The house design displayed is indicative; alternative storey-and-a-half designs are permitted. This plot is one of only two remaining self-build sites in Longmorn, where additional development approval is highly unlikely.

Nearby connections include power, water, BT, and gas supplies. A Geotechnical Report confirming porosity test compliance for soakaway requirements is available. The plot is cleared and construction-ready, with topsoil stored at the southern end for the purchaser’s use.

Access to the site is via Glen Elgin Road, leading toward the historic Longmorn Distillery and the scenic Speyside corridor to Rothes. The plot is situated on a quiet private cul-de-sac with a hardcore surface and a shared maintenance arrangement among residents.



**CCL Property**  
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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 things 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.