

PROPOSED HOLIDAY PARK COMPRISING 16 HOLIDAY LODGE PLOTS AND 6 GLAMPING POD PLOTS
KINLOSS GOLF CLUB • FORRES • IV36 2UB



DM HALL

Property Details

Proposed holiday park comprising 16 holiday lodge plots and 6 glamping pod plots, situated close to the popular Moray Coast.

Elgin 8.1 miles (approximately)

Inverness 31.2 miles (approximately)

Aberdeen 74.7 miles (approximately)

The holiday park site, including the 16 lodge plots and 6 glamping pod plots extending to 3.46 Ha (8.56 acres)

Golf course and Clubhouse available separately.

Location

The property lies in a rural location to the north west of Forres, a charming historical town located just off the stunning Moray Coast, in the northeast of Scotland. The location is approximately 25 miles northeast of Inverness and 8 miles west of Elgin, within easy reach of the fabulous beaches of Findhorn and Roseisle beach, yet only 30 miles from Inverness International Airport.

Forres is renowned for its floral gardens and picturesque historic high street, making it a delightful place to visit and live. It also provides a range of facilities and amenities, with the larger centre of Elgin and the City of Inverness also lying within easy reach.

From the Moray Coast access can be gained to Speyside, Loch Ness, the North Coast 500, Royal Deeside, and the Cairngorms. This accessibility makes it a prime location for those looking to experience the best of Scotland's natural beauty and rich heritage. The nearby River Findhorn also offers scenic beauty and outdoor recreational opportunities.

Description

The proposed holiday park is contained within a site extending to approximately 3.46 Ha (8.56 acres) and forms the eastern part of the property. Planning permission is in place for the construction of 16 holiday lodges (which can be occupied for 11 months of the year), the sites for which have been established, with services installed. There is also approval for 6 glamping pods within a wooded site to the rear. Planning reference:21/O1060/APP



The overall site lies in an elevated position benefiting from an attractive outlook over the surrounding countryside and good access from the public road.

Planning

A history of the site and details of current permissions can be viewed on the Moray Council planning portal. The planning references are as follows:

21/01060/APP | Erect 13 holiday lodges on Plots 4-16 and 6 glamping pods together with associative woodland removal planting drainage and access provision on Phase 3 | Kinloss Country Golf Club Kinloss Forres Moray

22/00575/APP Erect three holiday lodges associated parking surface water treatment provision landscaping woodland removal and new planting at Kinloss Country Golf Club Kinloss Forres Moray

22/00309/APP | Section 42 application to vary condition 12 imposed on planning consent ref 21/01060/APP to amend the occupation of the lodges to not more than 11 months in any calendar year by the same person or persons | Kinloss Country Golf Club Kinloss Forres Moray IV36 2UB

Interested parties who wish to discuss further potential or a change to the existing permissions may wish to consult with Paul Hughes of Glen Etive: <https://www.glenetiveprojects.co.uk/about>

Drainage/ SEPA

According to SEPA flood maps, the map currently shows that there are no short or long term flood risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

Rateable Value

Please note that the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk.

Environmental and Heritage Conservation

Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land. We understand that there are Tree Preservation Orders in place over the woodland areas.

Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.



Local Authority

Moray Council Office
High Street
Elgin
Moray
IV30 1BX
Tel. 01343 543451

Solicitor

R & R Urquhart
117-121 High St
Forres
IV36 1AB
Tel: 01309 672216

Third Party Servitudes and Burdens

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Viewings

Are by appointment through DM Hall and will be accompanied.

Directions

The postcode IV36 2UB will direct you to property, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://what3words.com/rushed.aimlessly.gave>

Entry

By mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed





Particulars And Misrepresentation

The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken July 2024. Particulars prepared March 2026.

