

DM HALL

For Sale

Kinloss Clubhouse



Kinloss Clubhouse,
Forres, IV36 2UB

- Situated close to the popular Moray Coast
An established Clubhouse Planning consent for residential conversion of the clubhouse Extending to 0.10 Ha (0.24 acres)
- Additional land available by separate negotiation

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

Clubhouse with planning consent for residential conversion extending to 0.10 Ha (0.24 acres). 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. The Golf Course has been closed since 2020 (due to development of dwelling houses within the grounds). However, it has been well maintained by the current owners and includes a number of attractive, sloping fairways together with belts of established woodland. The Kinloss Country Golf Club is a well-maintained facility featuring a clubhouse (GIA 129.2 square metres) and car park. The clubhouse, positioned at the entrance of the property, is constructed with a timber frame and is well-equipped to cater to members and guests. Inside, the clubhouse is divided into several functional areas, including an entrance/reception, a comfortable lounge and bar, a kitchen, WC facilities, and changing rooms. Planning consent has been issued for conversion to residential use. Further information is available on the Moray Council planning portal: 22/00190/APP External and internal alterations and change of use of clubhouse to dwellinghouse at Kinloss Country Golf Club Kinloss Forres Moray.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

£205,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

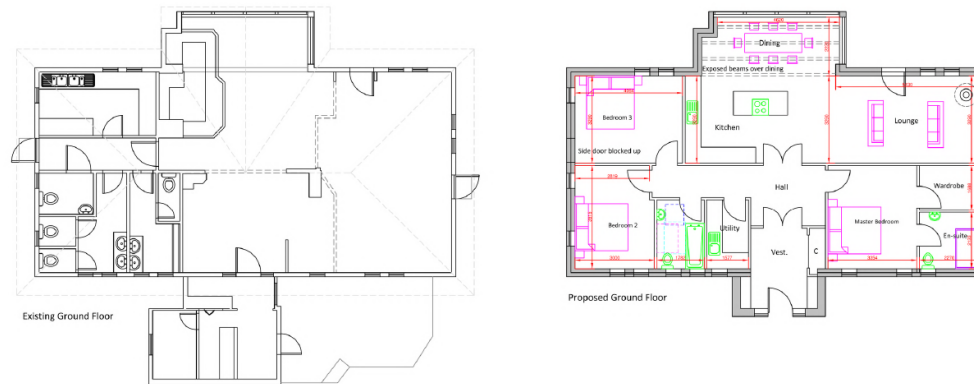
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DM HALL



Kinloss Golf Club - Clubhouse



Town & Country Planning
(Scotland) Act, 1997
as amended
APPROVED
29 August 2022
Development Management
Environmental Services
The Moray Council

grant and
geoghegan

planning, development and
architectural consultants

T: 01343 556644
E: enquiries@ggmail.co.uk

Drawing Title	Scale at A3	Date:	Drawing No.
floor plans	1:100	9.2.21	020/3197/03

Make an enquiry

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PROPERTY REF: 30-1044-224-1

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