

DM HALL

For Sale

Kinloss Golf Club,
Clubhouse and
Proposed Holiday Park



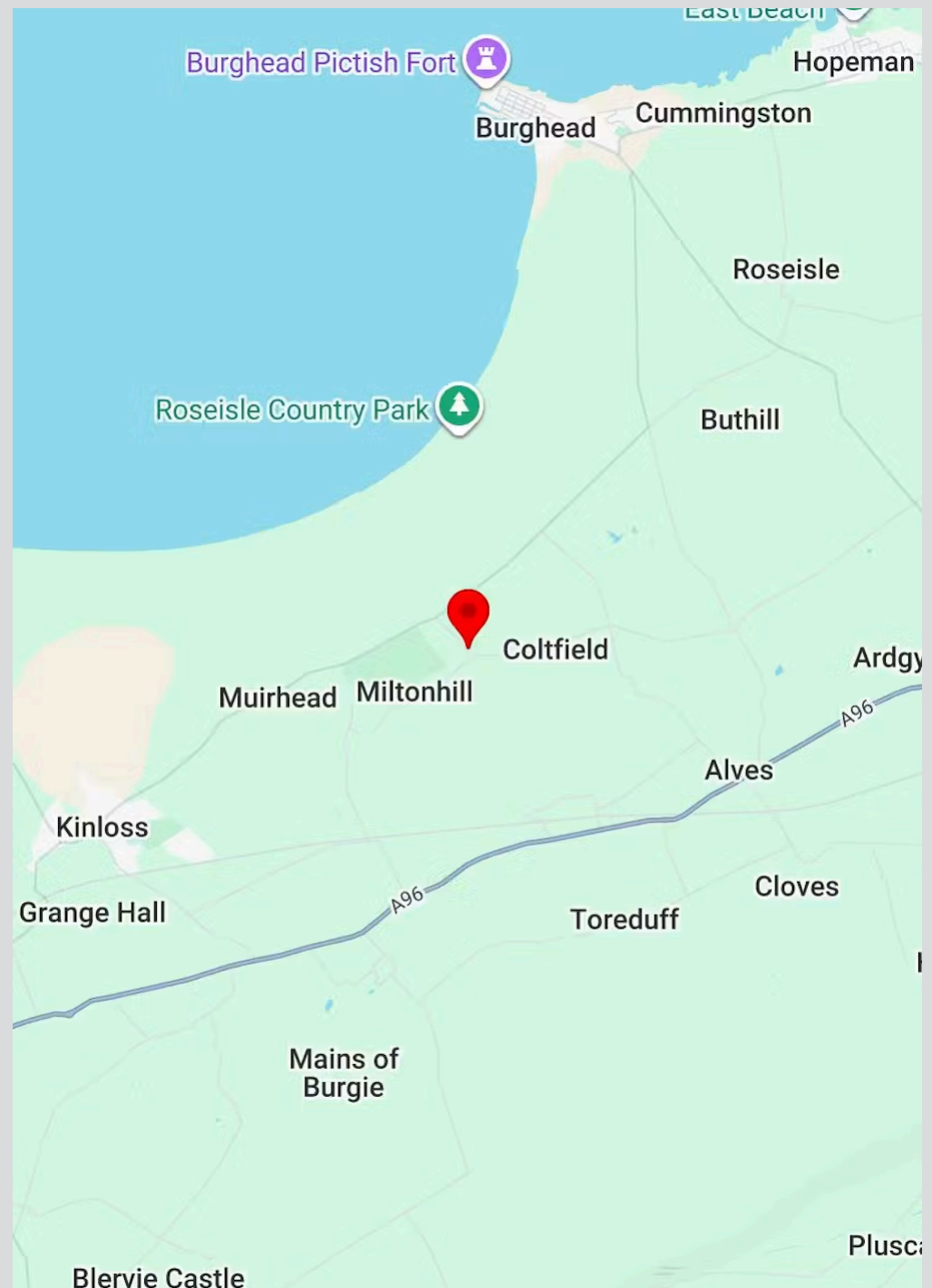
Kinloss Golf Club,
Forres, IV36 2UB

49.22 Acres
(19.92 Hectares)

- Highly scenic rural location
- Established and well tended 9-hole course
- Clubhouse with planning consent for residential use
- Proposed Holiday park (16 lodges and 6 glamping sites)
- 49.22 Acres

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 Kinloss Country Golf Club is a well-maintained facility featuring a clubhouse (GIA 129.2 square metres), car park, a nine-hole golf course. The site spans approximately 19.91 Hectares (49.22 Acres) in total. The course is defined by hedges and post and wire fences. 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. 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. 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 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:21/01060/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. 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: Lot 1: 22/00190/APP External and internal alterations and change of use of clubhouse to dwellinghouse at Kinloss Country Golf Club Kinloss Forres Moray Lot 2: 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



PRICE

Offers in excess of £775,000

NON-DOMESTIC RATES

Rates Payable: The current rateable value is £12,000. The reference for the Scottish Assessors website is VR36580. 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.
Rateable Value: £12,000

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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PROPERTY REF: KINLOSSWHOLE

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