



CCL Property are delighted to offer a rare opportunity to acquire a generous building plot located just a short drive from the centre of Elgin. Set within beautiful countryside surroundings, this peaceful and scenic site benefits from full planning permission for the erection of a substantial family home. All main services are available close by, and subject to planning approval, the house design may be amended to suit individual requirements.



- Generous Building Plot with Full Planning Permission
- Highly Sought-After Location
- Picturesque Rural Setting
- Services Nearby



T: 01343 610520



www.cclproperty.com

Plot 2, Glen Elgin Road, Longmorn, Elgin, Morayshire, IV30 8SZ

Offer Over £100,000

The vibrant city of Elgin lies only a few minutes' drive away, offering a full range of amenities. A bus stop within approximately 100 metres of the site provides excellent access to Moray-wide routes. Rail services are available at Elgin, Forres, Keith and Aviemore, while Inverness Airport is approximately 36 miles away.

School transport serves both Elgin and Rothes, with two large secondary schools located in Elgin. The city also offers a cinema, swimming pool, shopping centres, parks, and outstanding sporting facilities.

One of the site's greatest attractions is its close proximity to Millbuies Country Park, which is only a short walk away. The park offers miles of scenic walking, mountain biking, fishing, and rich flora and fauna, making it ideal for outdoor enthusiasts.

The plot enjoys full planning application with approval pending for a storey-and-a-half dwelling house with a detached double garage.

The house design shown is indicative only, and alternative designs are permitted, subject to remaining within the approved storey-and-a-half parameters. A full Design and Build service is available from the vendor (CM Design). The plot is one of only two remaining self-build sites within the settlement of Longmorn, and it is considered unlikely that further plots in the area will receive planning approval.

- Power, water, gas and BT connections available nearby
- Geotechnical report available confirming soakaway compliance
- Easy electrical connection and private water supply via borehole (quotes already obtained)
- Site fully cleared and ready for construction
- Topsoil retained on site for purchaser's use
- Additional land may be available by separate negotiation

The plot is accessed from Glen Elgin Road, leading towards the historic Longmorn Distillery and set within the beautiful Speyside corridor towards Rothes. The site is located on a quiet private cul-de-sac with a hardcore surface and shared maintenance arrangement.

Note: A small portion of the site is currently in temporary use by the neighbouring owner. The full site area, as outlined in red, will be fully reinstated upon completion of any sale.



## 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 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.