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3 Bed Land In Tombain Farm Sellar Place, Aberlour, AB38 9LE

£72,000



Ref:14614



House type D , plots 2 & 3



SHORT DESCRIPTION

Property Ref: 14614 Tombain Farm, Aberlour Overview An ideal opportunity for the self-builder. A serviced building plot in Aberlour with excellent views, 5 minutes' walk to the High Street. Part of a private development, services provided to plot boundary, access and fencing provided. Details Detailed planning granted for a 3/4-bedroom house of 1.5 floor design with integral garage. The plot is 1632 sq. meters, almost half an acre, subject to measured survey. Aberlour is a popular town in Speyside with excellent schooling, shops and eateries. A bus connection to Elgin 14 miles to the north for shopping and onward connections to Inverness and Aberdeen by bus and rail. Aviemore is 34 miles to the south, with onward connections to Edinburgh, Glasgow and Inverness. The Highland National Park is nearby, the Lecht ski slope is 25 miles to the south and Braemar 50 miles south. The building plot offers an excellent opportunity to build your own home and add value. Plans may be amended subject to approval by the council. A developer contribution payment is included in the guide price. Planning reference: 20/00317/APP granted March 2022 Viewing: Open viewing at any time, please close the gate and respect the privacy of neighbours. Directions: The plot is located to the south of Aberlour, follow signs for the Dowans Hotel, go to the end of Dowans Road and the plot is on the right beyond the T junction. Further information is available from the selling agent. Property Type: Land Full selling price: £72000.00 Pricing Options: Guide Price Tenure: Freehold Measurement: 1632 sq. meters Outside Space: Enclosed Garden Parking: Driveway Heating Type: N/A

3

Bed Room(s)

2

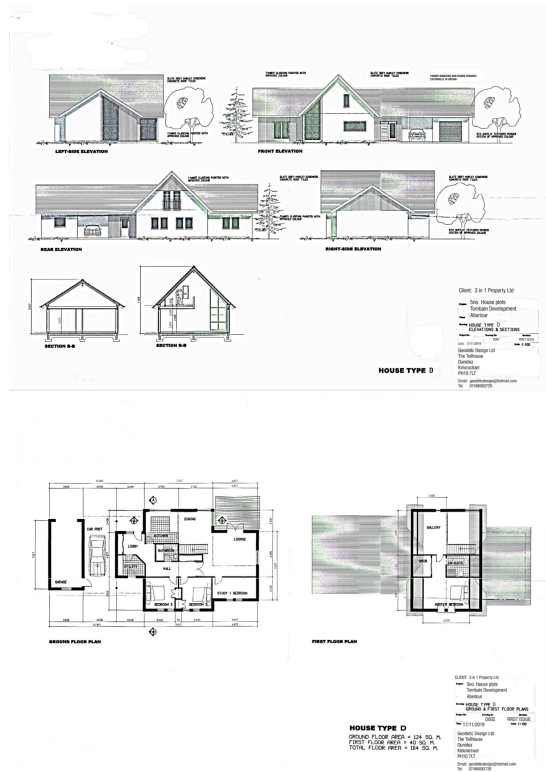
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

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