



The Garden Plot, Findhorn, IV36 3YY



A fantastic opportunity to purchase a plot of land in the highly sought-after village of Findhorn.

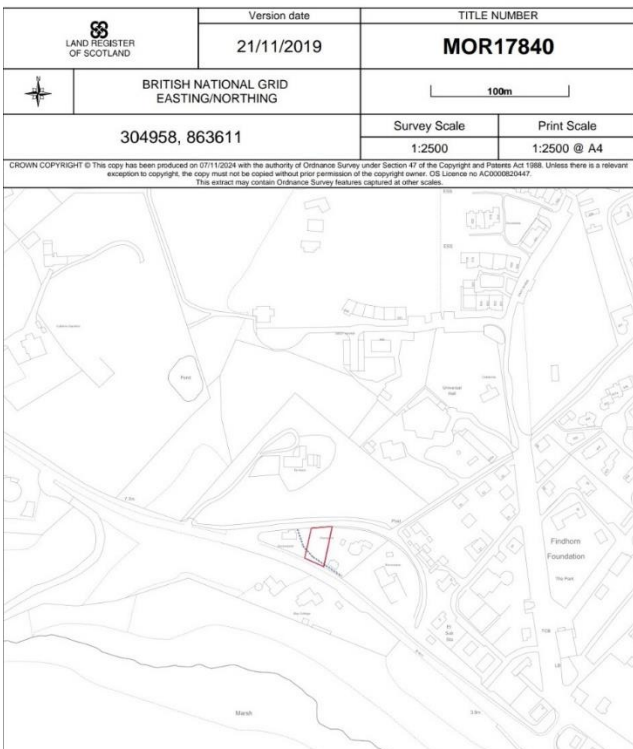
Property Features:

- Full Planning Permission granted for the construction of a **single-storey bungalow** and a **Shepherd's Hut**.
- Services are available nearby for connection.
- Situated in the popular coastal village of Findhorn, renowned for its beautiful surroundings and welcoming community.
- An excellent opportunity for a permanent residence, holiday home, or investment project.

Viewings are warmly welcomed and are available by appointment.

OFFERS OVER £175,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296



SOUTH EAST FACING ELEVATION 1:50

SOUTH WEST FACING ELEVATION 1:50

FLOOR PLAN 1:50
Floor Area - 12.1 m²

EXTERNAL FINISHES

WALLS
ARCH VERTICAL BOARD ON BOARD CLADDING
- TIMBER WINDOWS FOR STAIN FINISH

ROOF
- GREY PAINTED FIBREGLOSS

PLANNING

cmdesign
ARCHITECTURAL SERVICES

250035-KINHEAR-PP-02

AMENDED PLANS

SOUTH WEST FACING ELEVATION 1:50

SOUTH EAST FACING ELEVATION 1:50

NORTH EAST FACING ELEVATION 1:50

NORTH WEST FACING ELEVATION 1:50

SECOND FLOOR PLAN 1:50
Floor Area - 18.0 m²

LOCATION PLAN 1:1000

SITE PLAN 1:200

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Note 1 – The shepherds hut, caravan and container on site are not included.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.
