

# STEWART & WATSON

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## **PLOT AT LOANBANK** *KEITH, AB55 6RS*



### *Building plot with open views*

- Outline planning permission now expired
- Mains water to be taken on site; private drainage
- Electricity nearby
- Adjoins quiet rural public road
- Under 2 miles from Keith

***Offers over £60,000***

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## GENERAL INFORMATION

This building plot, with outline planning permission granted in 2012, enjoys a rural location with good views, alongside a quiet public road.

## PLANNING PERMISSION

Outline planning permission was granted by the Moray Council for one dwelling house under Reference 08/00394/OUT which was renewed on 30<sup>th</sup> March 2012. Although the planning permission dated 2012 has now expired, the sellers are confident Moray Council will renew the permission when applied for. It is anticipated that the successful purchasers will wish to lodge their own detailed application with the Council.

## SERVICES

Mains water and electricity are available nearby. Drainage will require to be by a private system to be installed within the plot.

**Entry:** A suitable date of entry can be negotiated.

**Viewing:** Contact our Huntly Office on 01466 792331.

**Email:** [huntly.property@stewartwatson.co.uk](mailto:huntly.property@stewartwatson.co.uk)



Plot alongside No. 1 Loanbank Cottages



View from plot over countryside

**Offers:** All offers should be submitted in writing to our Huntly Office.

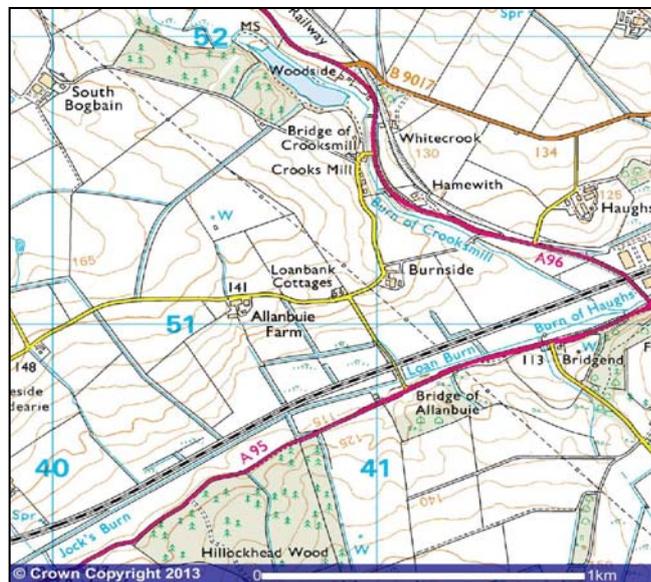
## LOCATION

The plot is located in a peaceful area under 2 miles from Keith. There are plenty of forest walks in and around the area, ideal for keeping fit or dog-walking. Keith is a thriving town situated between Inverness and Aberdeen. It is equidistant from Inverness and Dyce Airports, both of which are accessible in approximately one hour. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. Keith is also a popular tourist town, with the Strathisla Distillery being one of the stops on the Whisky Trail.

## DIRECTIONS

From Huntly take the A96 towards Keith and follow the road through towards Elgin. Just as you are turning out of Keith there is a signpost pointing towards the A95 signposted Granttown-on-Spey/Craigellachie. Take the A95. The exact location of the plot is shown on the plan below. The plot is at the south-east corner of a field, alongside No. 1 Loanbank Cottages.

**Reference:** HUNTLY/MCD/E13/C17



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