Sites 1 & 2, Shougle Brae, Birnie, Elgin, Moray. IV308RP
Guide Price £85,000

Two outstanding sites with outline planning permission with tremendous views over the local countryside.
Sites 1 & 2 Shougle Brae, Birnie, IV30 8RP
Guide Price £85,000

A choice of two beautifully situated rural development sites with outline planning consent for the construction of two single dwelling houses in an accessible location close to Elgin in Moray with extensive views over the local countryside.

Site 1 extends to 6,307m² (1.6 acres) Planning approval from The Moray Council reference 20/00354/PPP granted 9th June 2020.

Site 2 extends to 4277m² (just over one acre) Planning approval from The Moray Council reference 17/01886/PPP granted 6th October 2017.
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The backdrop to both sites is a natural bank which is included with the respective sites.

A short shared access drive to be formed with a visibility splay and passing place to the local Council Planning department approval.

**Location:**
The sites sit comfortably in the landscape adjacent to the public road between leading to the Shougle farm from the small village of Thomshill.

**Services:**
Mains water and mains electricity are both nearby and could be installed by the purchaser or vendor, with mutual agreement, on purchase. Indicative costings available on request.
The purchasers would be responsible for the design approval and installation of the septic tank and soak away.

**Entry:**
By mutual arrangement.

You can then personally undertake to design the house with your architect to your own specific needs, being mindful of the local authority guidelines and approval process.

You can then fully self-build, with architect input and supervision whilst employing your own trades or have a main contractor turn your dream to a reality.

**Direction:**
Travelling from Elgin, take the Birnie road, travel past Elgin golf course for approximately 4.6 miles heading through the through the village of Thomshill. Both sites are on your left.

**Note 1:** Services: Water Adjacent to the site. Whilst the nearest power line is near the Shougle Farm.

**Note 2:** Whilst believed to be correct, these particulars do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only. Prospective purchasers should familiarise themselves with the planning requirements.

**Note 3:** Viewing which is highly recommended to see this lovely location and grounds for any assistance and further information, please contact the selling agents on: 01343 589123 or direct mobile: 07770 273276. Email: harryfordyce@millerrstewartestateagents.com

**Note 4:** INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

**Note 5:** OFFERS in the first instance:
By Email to property@millerrstewart.com
By Fax please to 01343 642043

Principle offers and correspondence, by post to: Miller Stewart Independent Estate Agency Network, 272 Bath Street, Glasgow. G2 4JR
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 fittings 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.