



Elgin 9 miles

Dallas 2.1 miles

Forres 7.5 miles

LAND AT HILL OF EDINVALE DALLAS, MORAY

An attractive block of land extending to 20.6 hectares (50.9 acres) or thereby.
Land Capability for Agriculture Class 4.1.
National Capability for Forestry F3 and F4.

Offers in excess of £130,000.

DIRECTIONS

Travelling south-east from Forres along the B9010 road, passing through Briach, take the left turn before Edinvale Farm. Heading north east along this road for approximately 0.6 miles, the farm of Hill of Edinvale is on the left. The subjects for sale can be accessed via farmland.

The “what.three.words” location from the farm track to the public road is //skinning.soils.cups.

The “what.three.words” location to the approximate center of the subjects is ///bigger.distanced.graced.

GENERAL OVERVIEW

The land is situated approximately 9 miles from Elgin and 7.5 miles from Forres.

The town of Forres benefits from an array of shops, supermarkets, primary and secondary schools, leisure facilities and a GP surgery. There are also road and rail links to Inverness and Aberdeen.

Elgin, the regional centre, offers a wider range of amenities, including a number of supermarkets, hotels, further educational facilities and a hospital.

DESCRIPTION

An area of land near Hill of Edinvale Farm, extending to 20.6 hectares (50.9 acres) or thereby.

The land is classified as Grade 4.1 for Land Capability for Agriculture, and F3 and F4 capability for Forestry Capabilities by the James Hutton Institute.

The land is currently used as rough grazing for livestock with the boundary bound by stockproof fencing.

ACCESS

There is currently no direct access from the council road to the subjects, however, the seller will grant a servitude right of access to the subjects as a condition of sale, subject to all necessary permission being obtained.

An indicative road is shown in blue on the plan overleaf.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars.

LOCAL AUTHORITY

The Moray Council
High Street
Elgin, IV30 1BX
www.moray.gov.uk :: Tel: 01343 543451

VIEWING

All interested parties may view the site by appointment with the sole selling agents, Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers are invited in excess of £130,000 (ONE HUNDRED AND THIRTY THOUSAND POUNDS) sterling.



Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com. It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendors will not be bound to accept the highest or any other offer for this property.

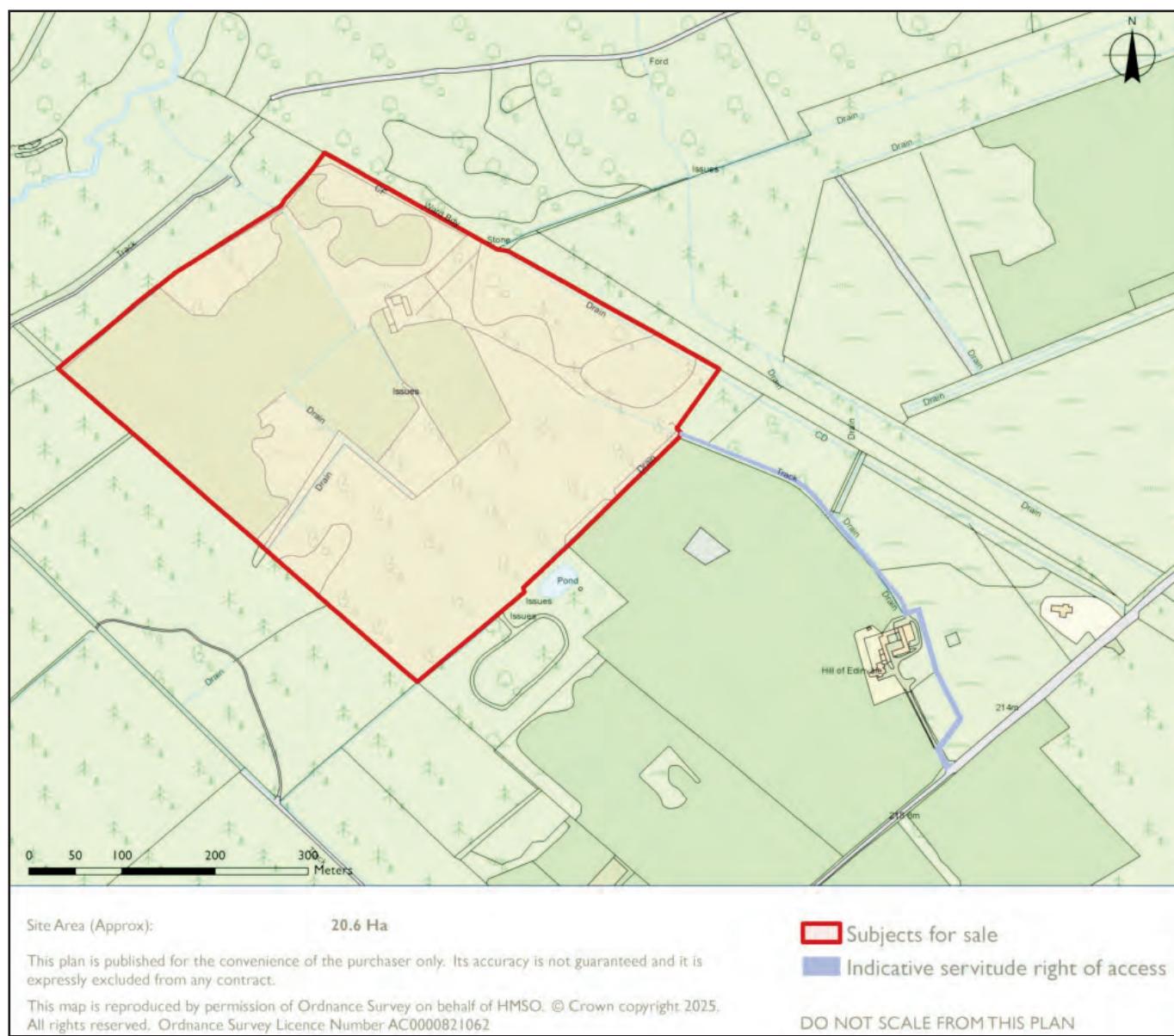
CLOSING DATE

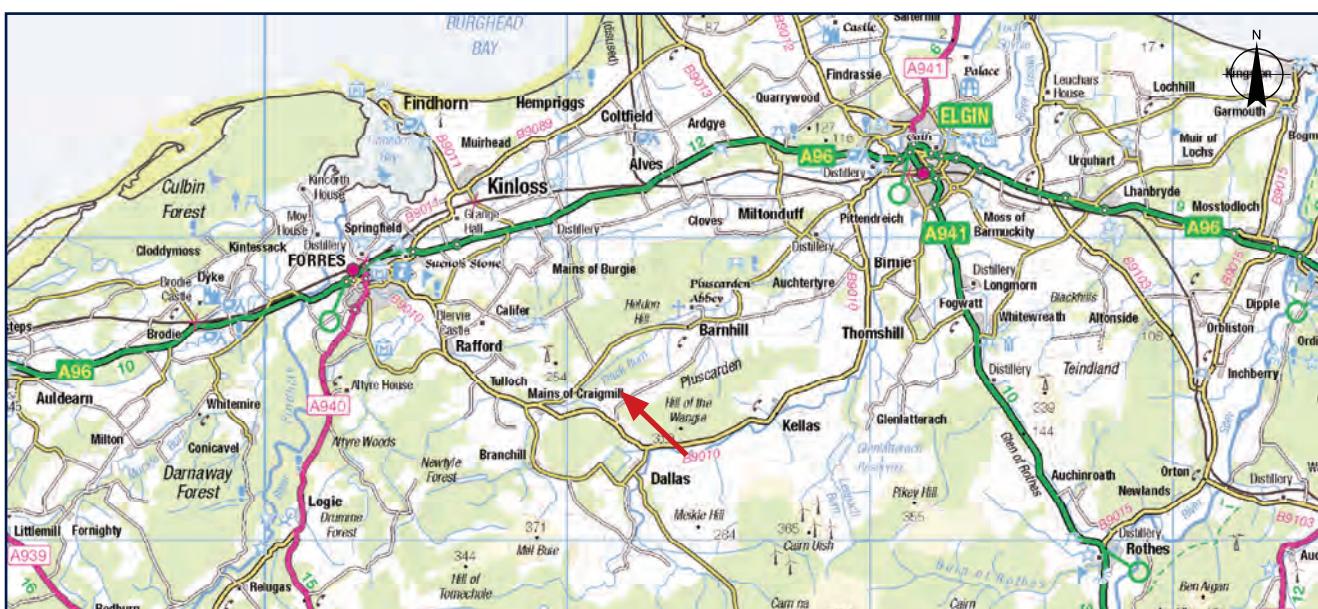
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us.

It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.





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**Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400**



TPOS Membership No: T02079

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WRITING (SCOTLAND)
ACT 1995**

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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

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