

**PLOTS AT GREENS OF COXTON**  
ELGIN, MORAY



## PLOTS AT GREENS OF COXTON, ELGIN, MORAY

### Generous plots in a sought after rural location

Elgin 3 miles ■ Inverness 41 miles ■ Aberdeen 63 miles

Plot 1 About 0.7 acres/0.27 hectares (ref:23/01652/APP)  
**Offers Over £125,000**

Plot 2 About 0.64 acres/0.26 hectares - (ref:23/01651/APP)  
**Offers Over £120,000**

Plot 3 About 1.3 acres/0.52 hectares - (ref:22/01765/APP)  
**Offers Over £125,000**

Plot 4 About 3 acres/1.26 hectares - (ref: 23/01768/APP)  
**Under Offer**

- Four excellent individual building plots with full planning permission
- Each with consent for a detached 3 bedroom house
- Charming, rural location only 5 minutes from Elgin
- Mains water and electricity on site
- Close to a wide range of amenities
- Additional land available subject to negotiation

# Galbraith

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 OnTheMarket





### SITUATION

The plots at Greens of Coxton are located in a quiet yet readily accessible rural setting about 3 miles from the centre of Elgin. They enjoy a wonderful rural outlook with particularly fine and far reaching views to the south towards the Brown Muir. Nearby, Elgin provides a comprehensive range of shops and amenities including various large supermarkets, a cinema, leisure centre and hospital whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Elgin has schooling to secondary level whilst Gordonstoun Independent School is about 10 miles away. Good day to day amenities including a primary school are also available in the village of Lhanbryde about 2 miles away.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorm range, sailing and walking. There are many highly regarded golf courses in the area including a fine course at Elgin whilst located about 20 minutes' drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing, water sports and highly regarded Inns.

### DESCRIPTION

Full planning permission has been obtained for the creation of four detached, three bedroom houses in a stunning rural setting in close proximity to Elgin. Each site enjoys a generously sized plot allowing for the creation of a wonderful bespoke rural home with ample ground to ensure privacy and seclusion from the neighbouring properties. Additional land may be made available subject to separate negotiations with the vendor. The submitted plans are for a 1.5 storey dwelling on each plot with the accommodation including a vestibule, kitchen/dining/living room, utility room, 3 bedrooms (1 with en-suite shower room) and bathroom.



Mains water and electricity have been brought onto each site with various pre-development planning conditions having already been undertaken by the vendors including the provision of passing places, an access lay-by with required visibility splays, bin storage area and archaeological survey.

For further detail relating to planning, visit the Moray Council Planning Department website at <https://publicaccess.moray.gov.uk/eplanning/>

### SERVICES

Mains water and electricity have been provided to each site. The purchasers must satisfy themselves as to the availability and quality of all services. Provision of the foul drainage facility will be the responsibility of the purchaser which will need to satisfy all necessary statutory requirements

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Council Tax
Mains (on site)	Mains (on site)	Private – Purchaser to install	Freehold	To be assessed

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

### DIRECTIONS

From Elgin head east on the A96, take the third exit at the Barmuckity roundabout into the new industrial park and then take the first right. Turn left at the T Junction passing the entrance to Barmuckity House and continue along the Moss of Barmuckity Road for about 1 mile before turning right onto a private track signed Greens of Coxton where the plots can be found after after about 200m (see site and location plans for details).

### ACCESS

From the public road, access to each plot is taken over a private track over which all necessary rights of access will be provided.

### CONDITIONS OF SALE

Each plot is restricted to one residential dwelling house only plus associated outbuildings. Details of the additional conditions of sale are available from the selling agent.

### POST CODE

IV30 8QW

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: gold.mysteries.replayed

### SOLICITORS

Harper Macleod LLP, Elgin Office.

### LOCAL AUTHORITY

Moray Council

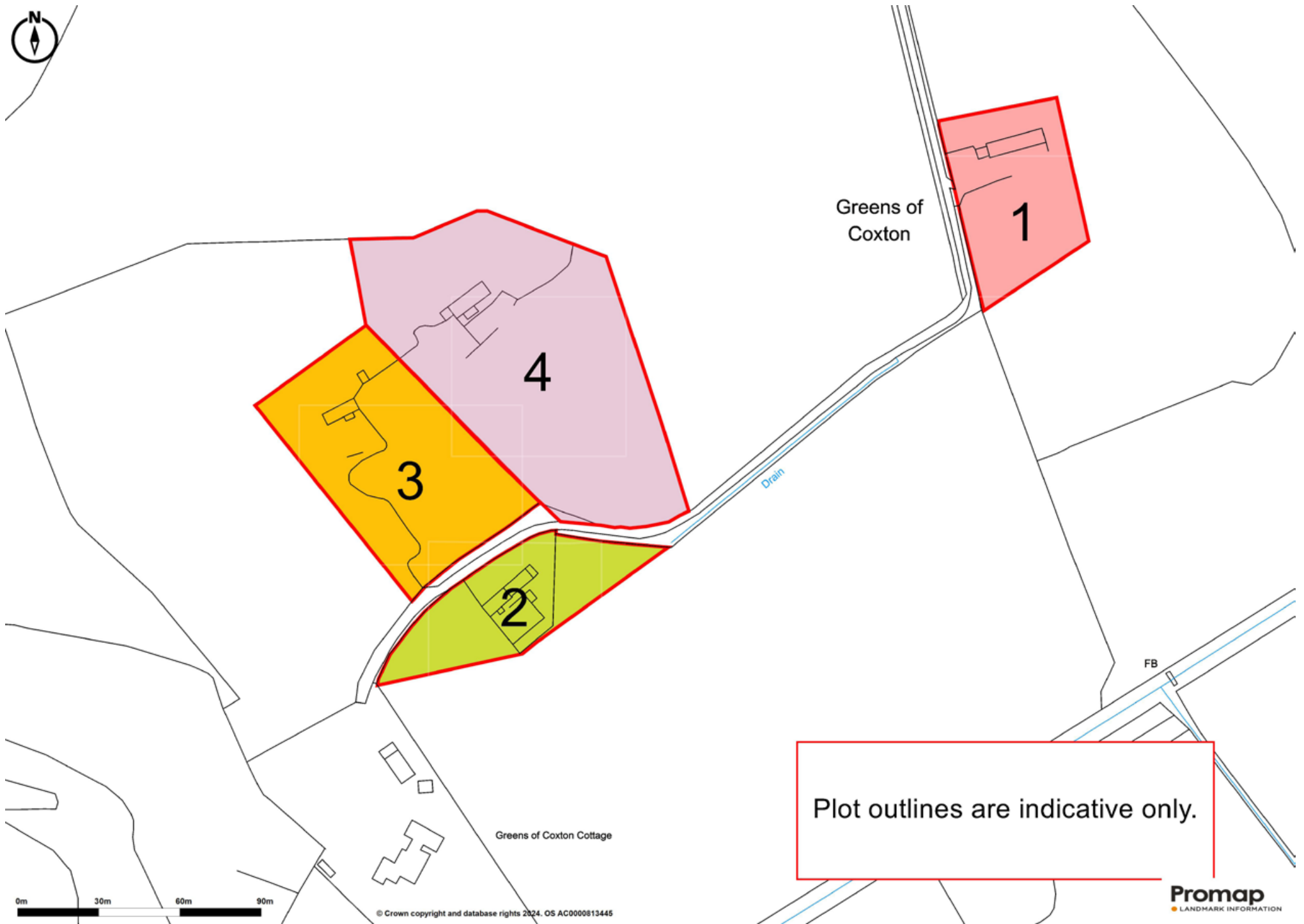
### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.





Greens of  
Coxton

1

4

3

2

Drain

FB

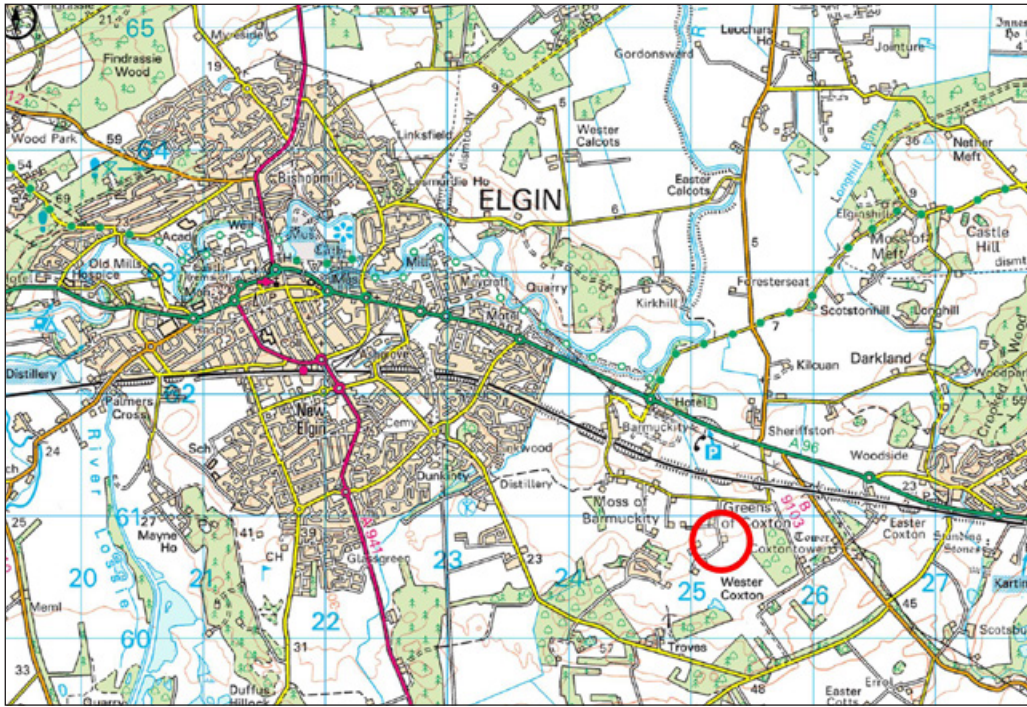
Greens of Coxton Cottage

Plot outlines are indicative only.

0m 30m 60m 90m

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**Promap**  
LANDMARK INFORMATION



**ANTI MONEY LAUNDERING (AML) REGULATIONS**

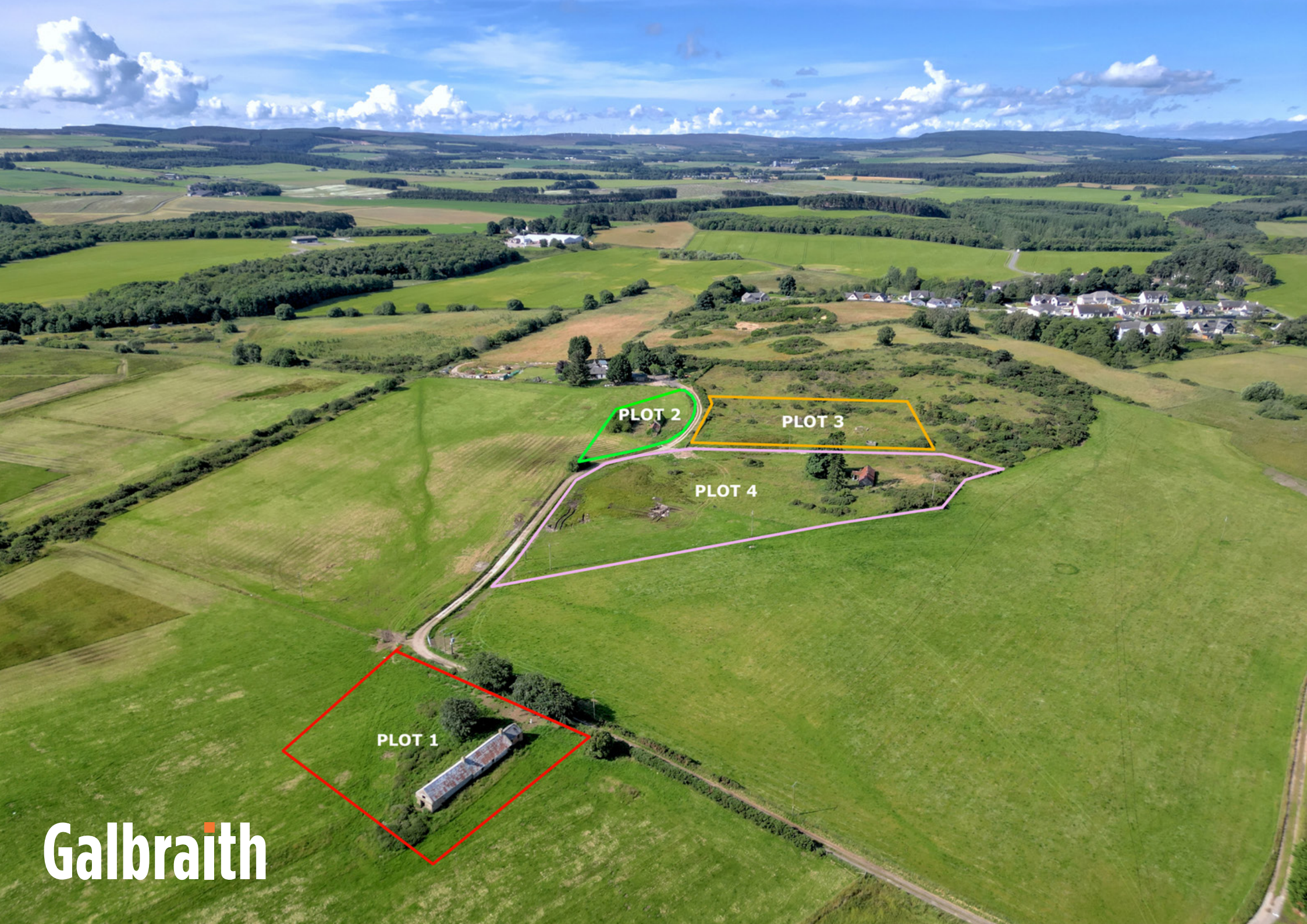
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has

been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024



PLOT 2

PLOT 3

PLOT 4

PLOT 1

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