

# FOR SALE

DEVELOPMENT LAND

ROTHES TOWN CENTRE

SUITABLE FOR RESIDENTIAL  
OR OTHER USES  
(SUBJECT TO PLANNING)

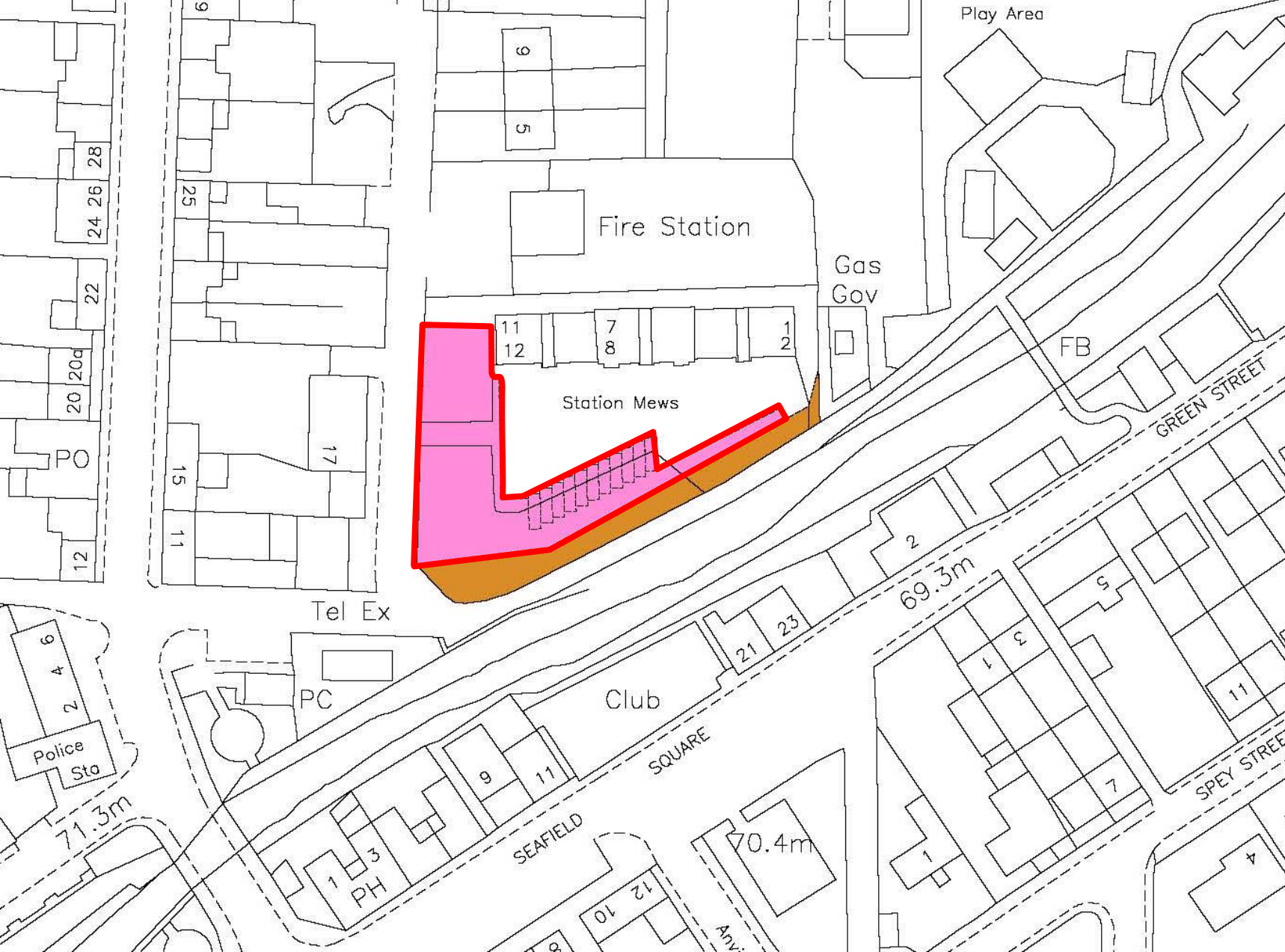
EXTENDS TO APPROXIMATELY  
0.225 ACRES, OR THEREBY

EASY CONNECTION TO A941

OFFERS INVITED



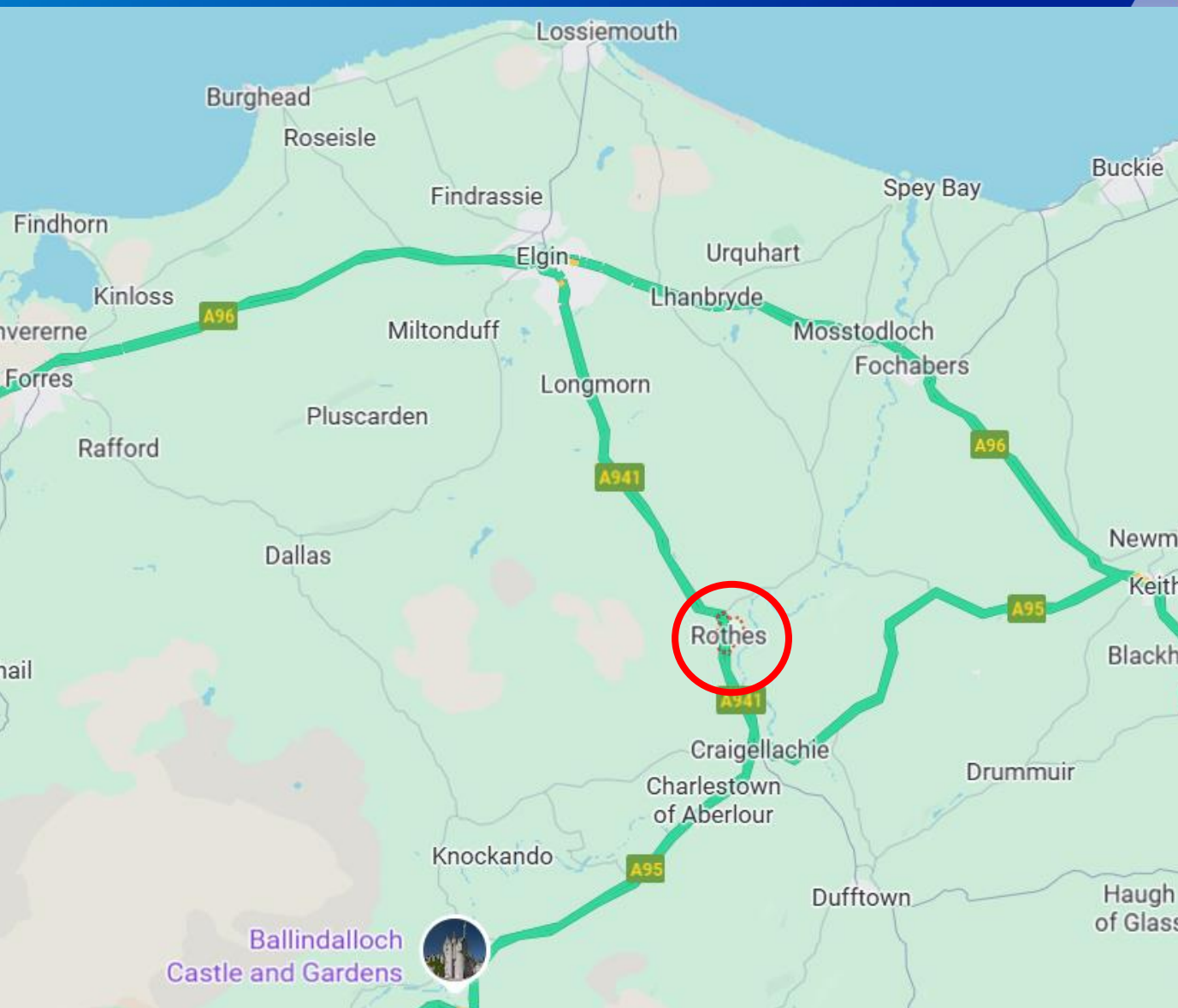
WHAT 3 WORDS



## DEVELOPMENT LAND, STATION STREET, ROTHES, AB38 7BP

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### LOCATION

Roths is located on the banks of the River Spey approximately 10 miles south of Elgin on the A941. The town and the surrounding villages are home to a number of established businesses including Walkers Shortbread, MacPhersons Transport and a number of famous Whisky Distilleries. Some local shopping including a Costcutter supermarket and Roth's Butchers are in the town centre. There is a Primary School serving the area and a 4-star Station Hotel. A wider range of services can be found within Elgin, which lies within easy commuting distance. Elgin lies approximately 8 miles to the northwest of Roths and is the main administrative and business centre within the Moray area situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. The town is easily accessed via the A96 trunk road which runs between Aberdeen and Inverness. Regular railway and bus services run between the two cities.

The subject development site is to the north of the River Spey on the east side of Station Road near to its junction with New Street. Station Road easily connects to the A941 main road running through Roths town centre. Neighbouring properties comprise a mix of commercial and residential uses.

### DESCRIPTION

The subjects comprises a generally level irregular shaped site currently grassed over, extending to approximately 0.225 Acres, or thereby. The site forms part of a previously granted planning application for a 22 No. flatted courtyard development part of which has been developed forming Station Mews, a 2-storey terrace of 12 flats. Therefore, the potential remains for further residential development. Alternatively other uses may be suitable subject to securing the appropriate planning consent.

### PLANNING

Previous Planning Application Reference: 95/01016/FUL refers per the Moray Council Planning portal. Please discuss any proposals with the marketing agents.

### SALE TERMS

Our client's heritable interest in the land is available "For Sale" – Offers Invited.

### LEGAL COSTS

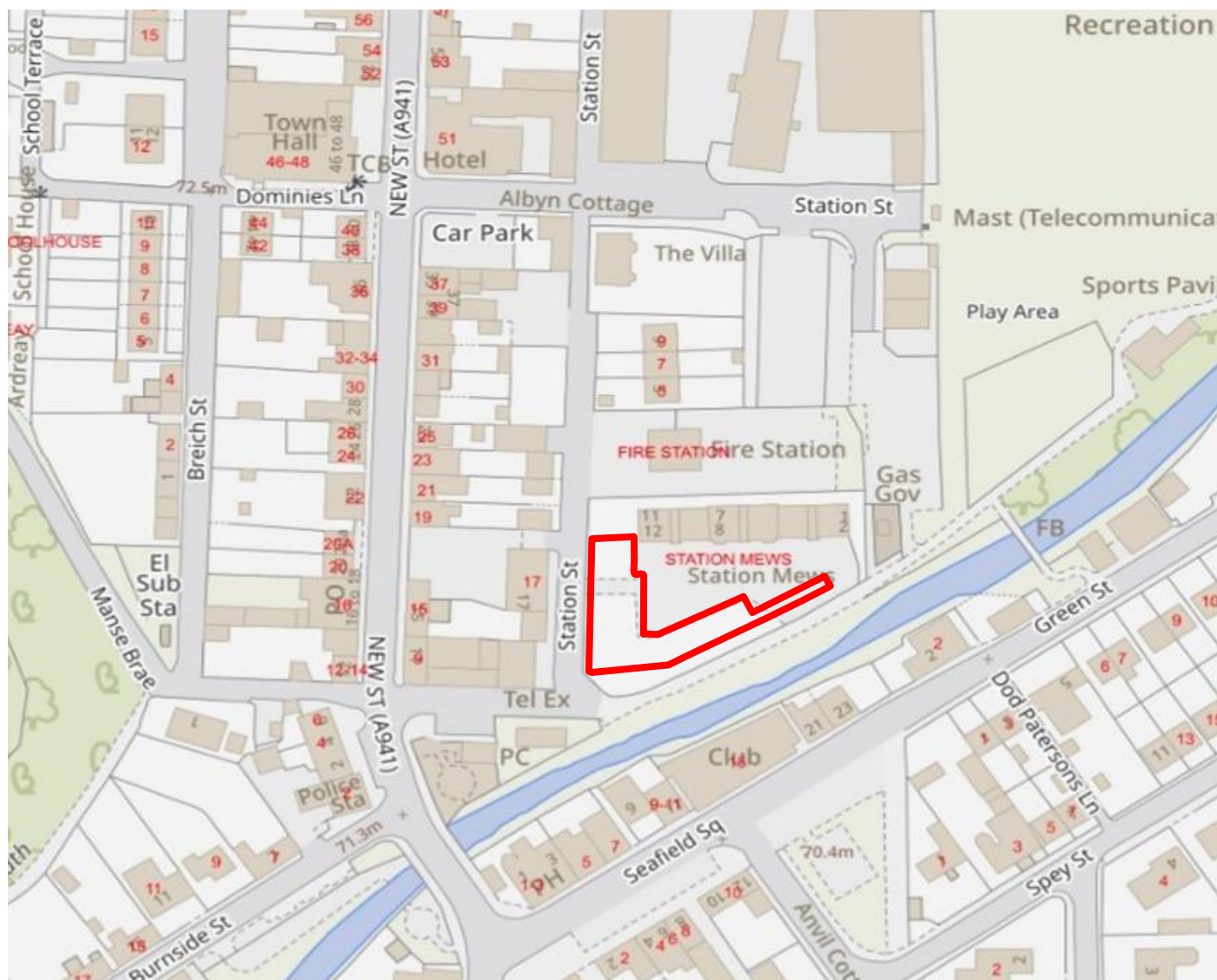
Each party will bear their own legal costs incurred in any transaction. The purchaser will be responsible for (LBTT), Registration Dues and any VAT applicable.

**Opportunity to acquire Development Land in Roths**



FIND ON GOOGLE MAPS





## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### Shepherd Chartered Surveyors

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Inverness, IV1 1UA t: 01463 712239



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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