

Kirkton, Alves, Moray IV30 8UY



£240,000 Offers Over

🏠 Type: Development Opportunity

📄 Availability: For Sale

Full Details

Development Opportunity in excellent Location settled on land approximately three quarters of an Acre.

Nestled on a generous plot this Characterful Former Farm Steading/Barn, with external and internal archways, which has plans for 3 generous sized dwelling houses is the ideal investment opportunity for those seeking a development project.

With lovely country views and very close to the beautiful Moray Firth coastline:

This property sits in a much sought-after country location approx. 1 mile from the village of Alves with local amenities including Primary School. The village is situated directly on the major route supporting the area, the A96. The nearest town of Forres (to the west) and City of Elgin (to the east) with comprehensive amenities and further rail links are thus easily accessible.

The Highland capital of Inverness is located a mere 35 miles to the West.

The current condition of this property means a Home Report is not required. As such, this offers a genuinely unique opportunity for development to meet your specific expectations and your own dream home in an area which offers fantastic lifestyle choices.

The surrounding countryside has an abundance of sporting estates, beautiful beaches, sailing and water-sport opportunities (eg. at nearby Findhorn), golf courses and plentiful forest walks, all enhancing the rural ambience of this area. The renowned Cairngorms are approximately 42 miles away. Viewing is essential to appreciate the excellent location and development opportunity.

Property Features

- ✓ Characterful Former Farm Steading/Barn
- ✓ Residential Development Opportunity
- ✓ Planning permission being sought for 3 Dwellings arrangement, Services all nearby
- ✓ Opportunity for healthily balanced lifestyle choice
- ✓ Close to Findhorn and the Moray Firth & the Cairngorms
- ✓ Rural location with proximity & easy access to City of Elgin and the Highland Capital of Inverness
- ✓ Close to golf courses and beach & water sport facilities. Lots of equestrian & bike trails
- ✓ Potential to also acquire a further field extending to approx 2 acres nearby
- ✓ Development Opportunity in excellent Location

[More Photos on following page](#)

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