

# RESIDENTIAL DEVELOPMENT SITE

DEANSHAUGH, MULBEN, KEITH, AB55 6YJ.



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents



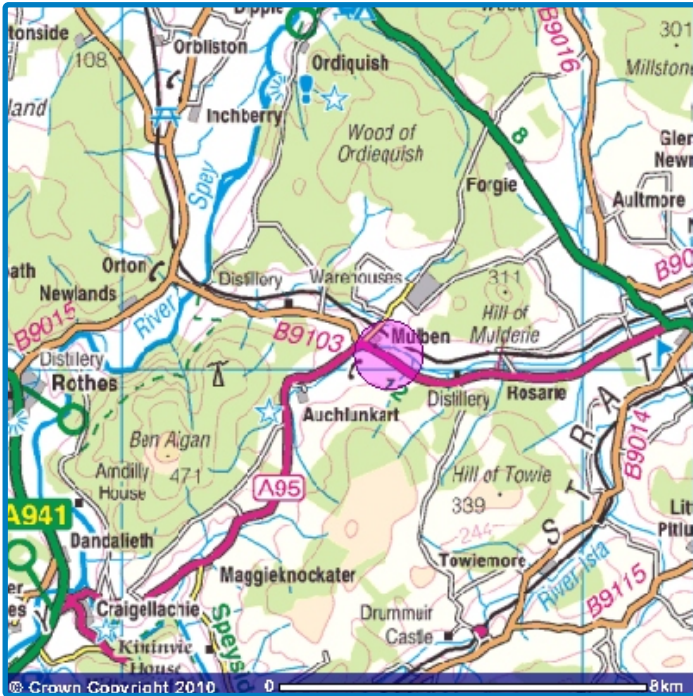
This is a unique opportunity to purchase **t h i s R E S I D E N T I A L DEVELOPMENT SITE** in the Heart of the North East yet centrally located for access to Aberdeen and Inverness.

**DESCRIPTION** The Zoning Policy for the area has been amended and updated in June 2016 and reference should be made to the Local Authority.

**EXTENT:-** A copy of the Site plan is annexed for guidance showing the area coloured in pink and marked "Site A".

PRICE GUIDE - £80,000





**LOCATION:-** The Site is situated on the north side of the A95 road in the Village of Mulben and is bounded on the north and west by the Auchlunkart Burn and on the east by Smithy Croft and the defined Rural Community Boundary. The land is presently in agricultural use and under grass. Mulben is equidistant between Keith and Craigellachie, 11 miles approx. from Elgin, 46 miles approx. from Inverness and 54 miles approx. from Aberdeen. A location plan is annexed for guidance.

**KEITH:-** is ideally situated in the north-east of Scotland midway between Aberdeen and Inverness and lies in the Valley of the River Isla 10 miles approx. from the Moray Coast. There are numerous amenities in the Town including Primary and Secondary Schools and Hospital. The Town has a good range of shops, recreational and sporting facilities including golf club, swimming pool, tennis courts etc.

**CRAIGELLACHIE:-** is on the eastern bank of the River Spey and is an excellent venue for salmon fishing, walking the world famous Speyside Way, mountain biking and the Malt Whisky Trail.

It is understood Mulben will benefit from fibre broadband in the near future.

**VIEWING:-** Viewing is available on Site or by arrangement.

**ENTRY:-** Immediate entry or by mutual arrangement.

**PRICE GUIDE:-** £80,000.

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE NUMBER Sr478571



While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering.

The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold, let or withdrawn.

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