

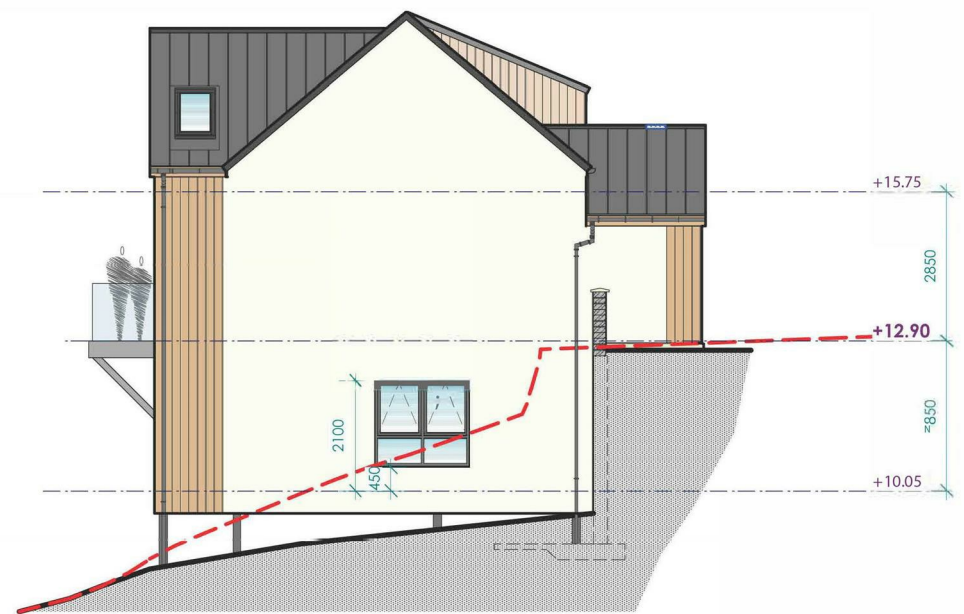


**BUILDING PLOT FOR SALE**  
**PLANNING PERMISSION FOR 4 BEDROOM BEACH HOUSE**  
**OFFERS OVER £95,000 FOR THE PLOT ONLY**





North west elevation



North east elevation



South west elevation



South east elevation



# Plot B Quarry Road Lossiemouth, IV31 6DL

410 sqm Building Plot - Planning for 4 Bedroom Beach House

Located on Quarry Road in the charming seaside town of Lossiemouth, this building plot offers a fantastic opportunity for a stunning new build beach house.

Planning Permission was granted on 3 October, 2023 under planning reference 23/01186 and will run for 3 years.

With 4 bedrooms spread across 3 floors of accommodation, this building plot extends to 415 square metres, providing ample space for creativity and design which is evident in the artist's impression photos.

## Lower Ground Floor

The lower ground floor, spanning 63 square metres, features Bedroom 3, Bedroom 4, a cosy Snug, convenient Shower Room, and a practical Utility Room.

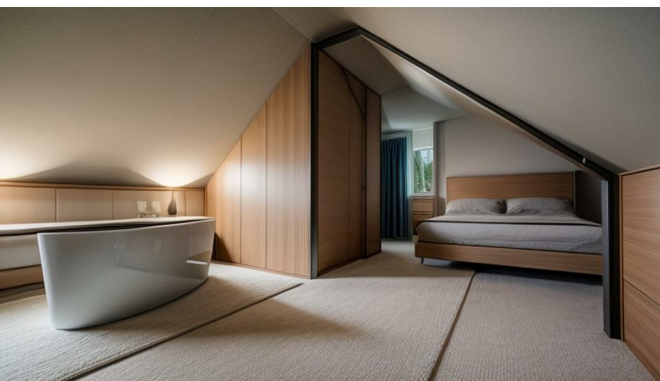
## Entry Level Floor

Moving up to the entry level of 65 square metres, you'll find an inviting Entrance Hall, Guest WC, a useful Store, Pantry, and an open plan Lounge Dining and Family Room with a modern Kitchen. The highlight of this level is the wraparound Balcony offering stunning views over the rooftops of the East Beach.

## Top Floor

Ascending to the top floor, which covers 44 square metres, you'll discover the luxurious Master Bedroom Suite, Bedroom 2, and a stylish Bathroom. With 3 parking spaces available, you'll have no trouble accommodating guests or family members.

This property is not just a house; it's a canvas waiting for your personal touch. Imagine waking up to panoramic views, enjoying the sea breeze from your balcony, and creating memories in a space tailored to your preferences. Don't miss out on the chance to turn this building plot into your dream home in this picturesque seaside town.



Offers Over £95,000



## Planning Permission

Planning Permission under reference 23/01186 was granted on the 3rd October, 2023 and will run for 3 years.

The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

## Glazing

Unless otherwise agreed in writing with the planning authority, the external windows to living apartments shall consist of two panes of 6mm thick glass separated by a 16mm wide cavity.

## Parking

Three car parking spaces shall be provided within the site prior to the first occupation or completion of the dwelling house, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority

## Heating

Unless otherwise agreed with the Planning Authority, in consultation with the Environmental Health Manager, the air source heat pump at the development shall be the PUZ-WM112VAA(-BS) Ecodan R32 model,

## Services

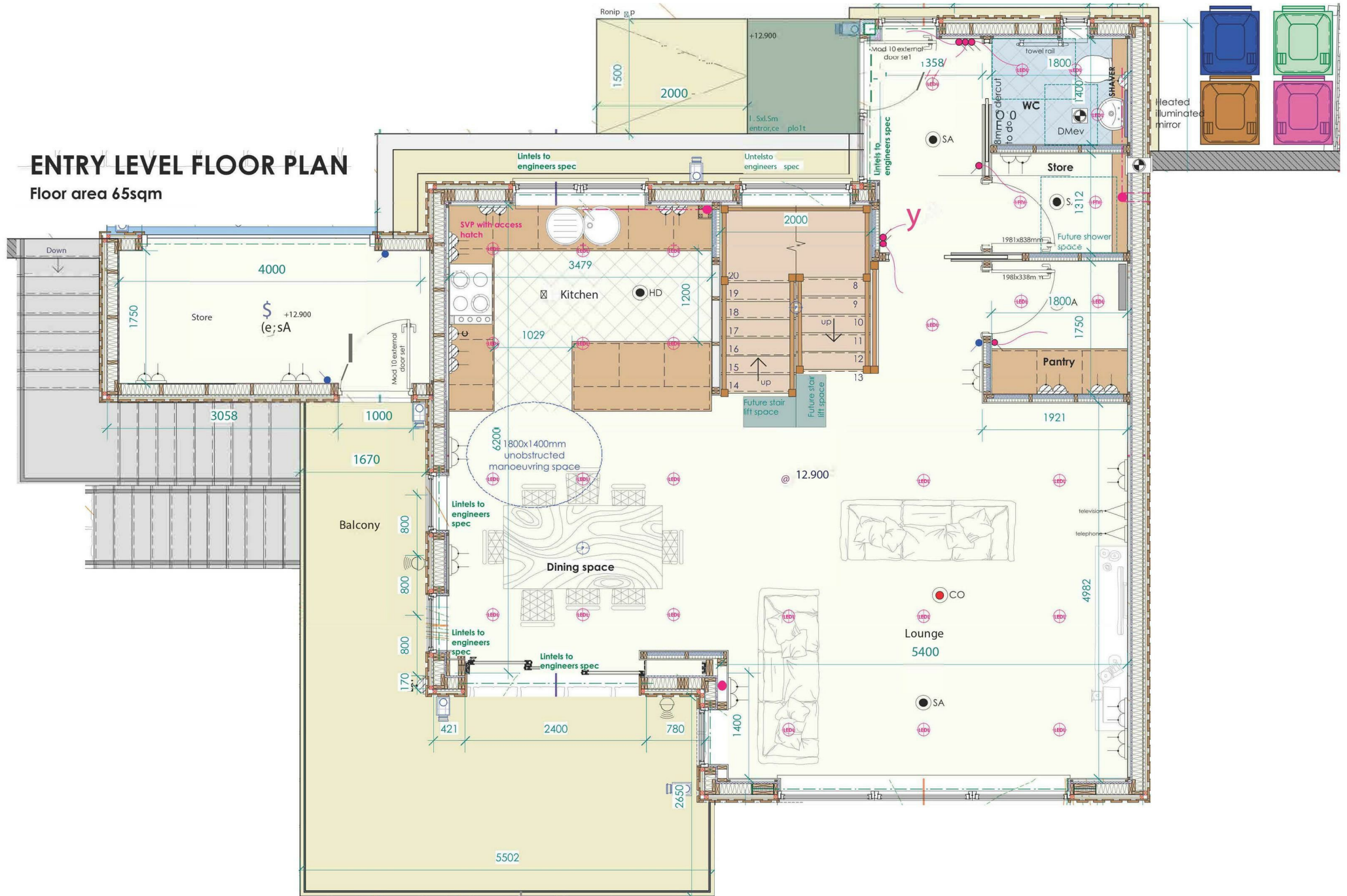
The current owners have obtained formal rights of servitude to connect to the services which are situated on Clifton Road. An estimated quote of £14,000 has also been obtain for the connection to services.

## Building Warrant

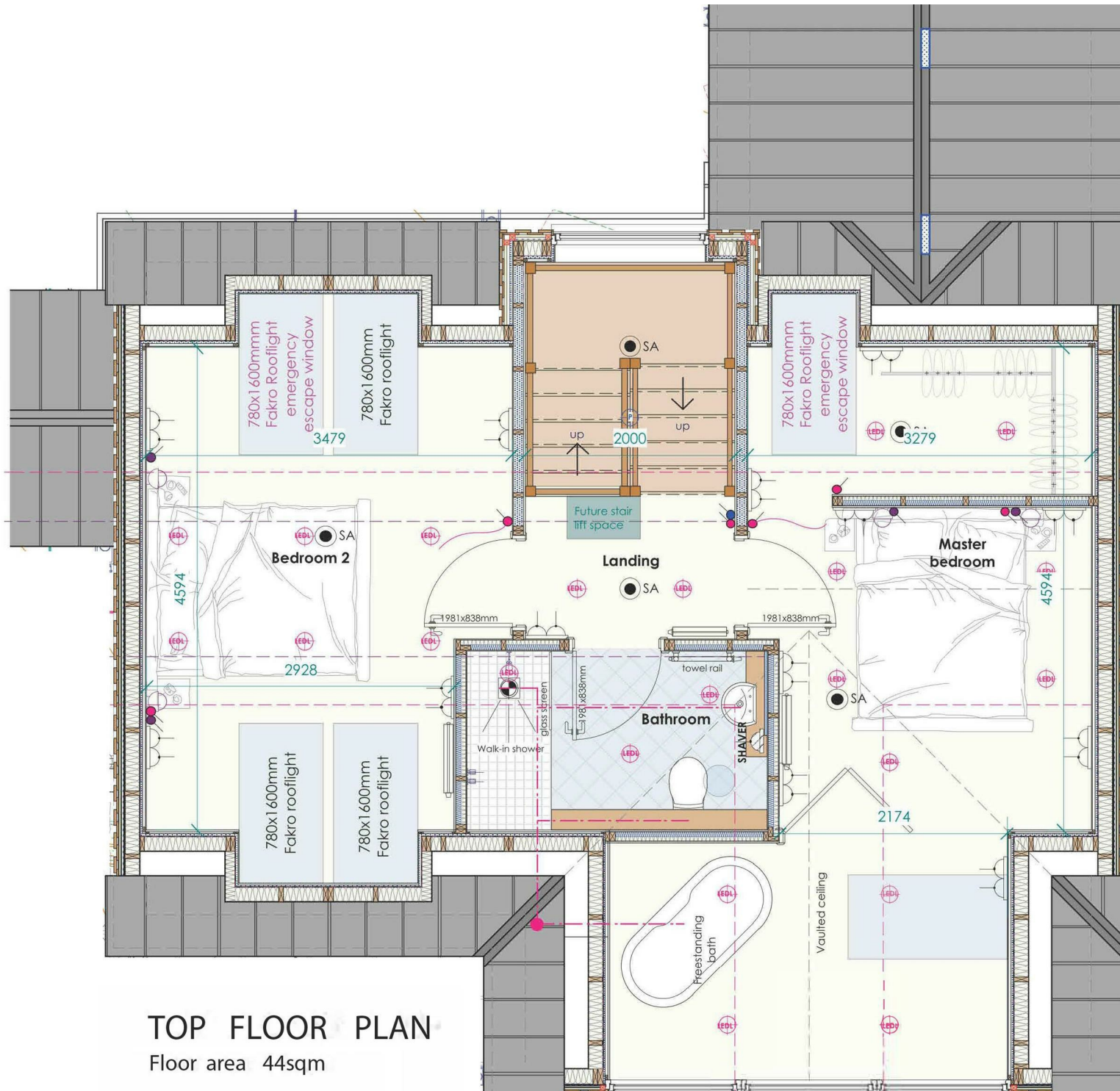
Full building warrant approval (23/00191/BW and drawings will be included with the sale.

# ENTRY LEVEL FLOOR PLAN

Floor area 65sqm

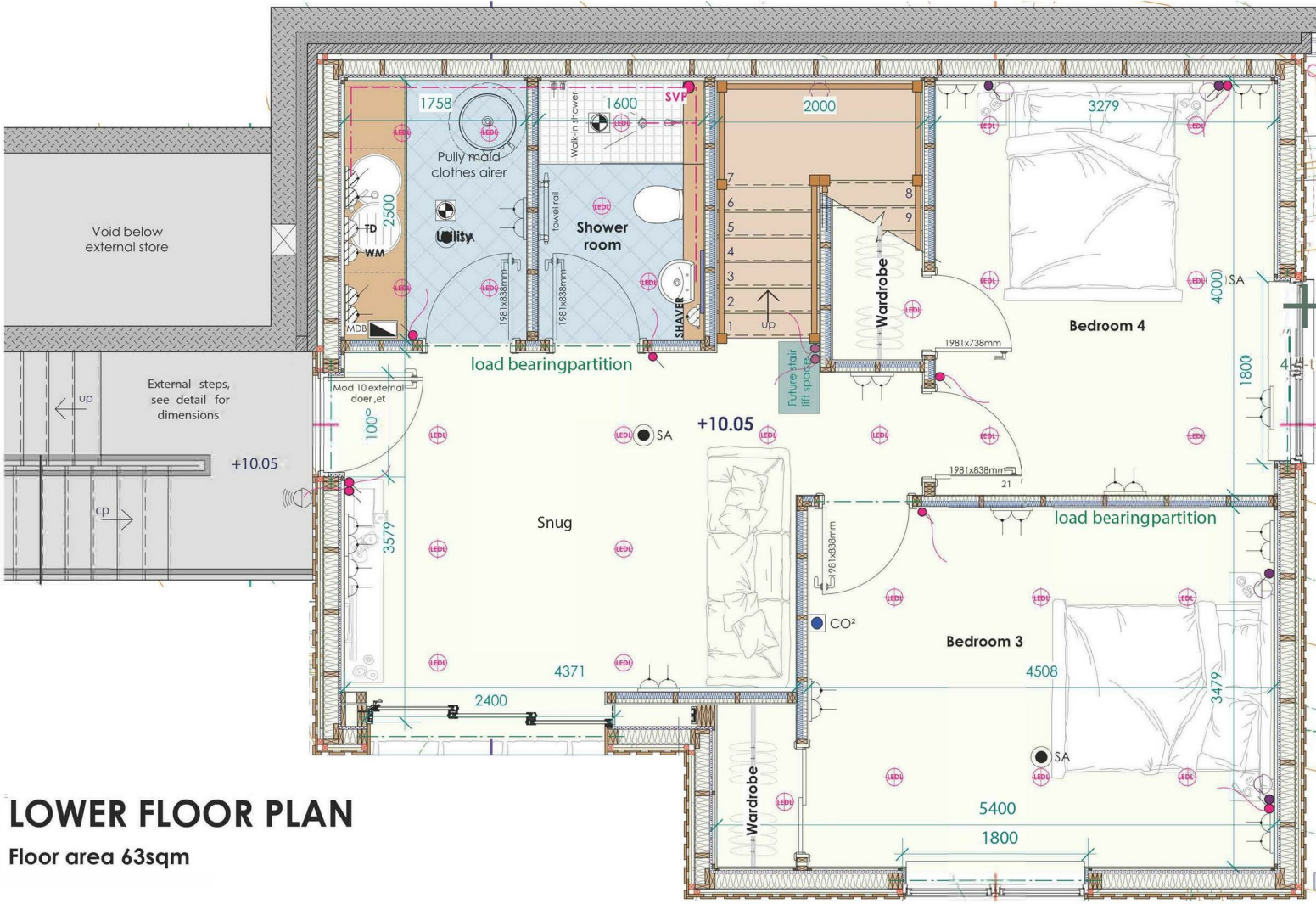






## TOP FLOOR PLAN

Floor area 44sqm



# LOWER FLOOR PLAN

Floor area 63sqm

**Viewing**  
 if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

