

# Plot Hyde Park

MORAY, KEITH, AB55 5FG



*A prime central plot (1.28 Acres) in the heart of Keith with the opportunity to erect a dwelling house.*



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McEwan Fraser Legal is delighted to bring to the market this superb opportunity to purchase a prime central plot (approximately 1.28 Acres) in the heart of Keith with the opportunity to erect a dwelling house.

# THE PLOT



Situated just off the A96 in the heart of Keith between the River Isla and Keith Town station.



**This prepared plot has planning permission detailed as follows:**

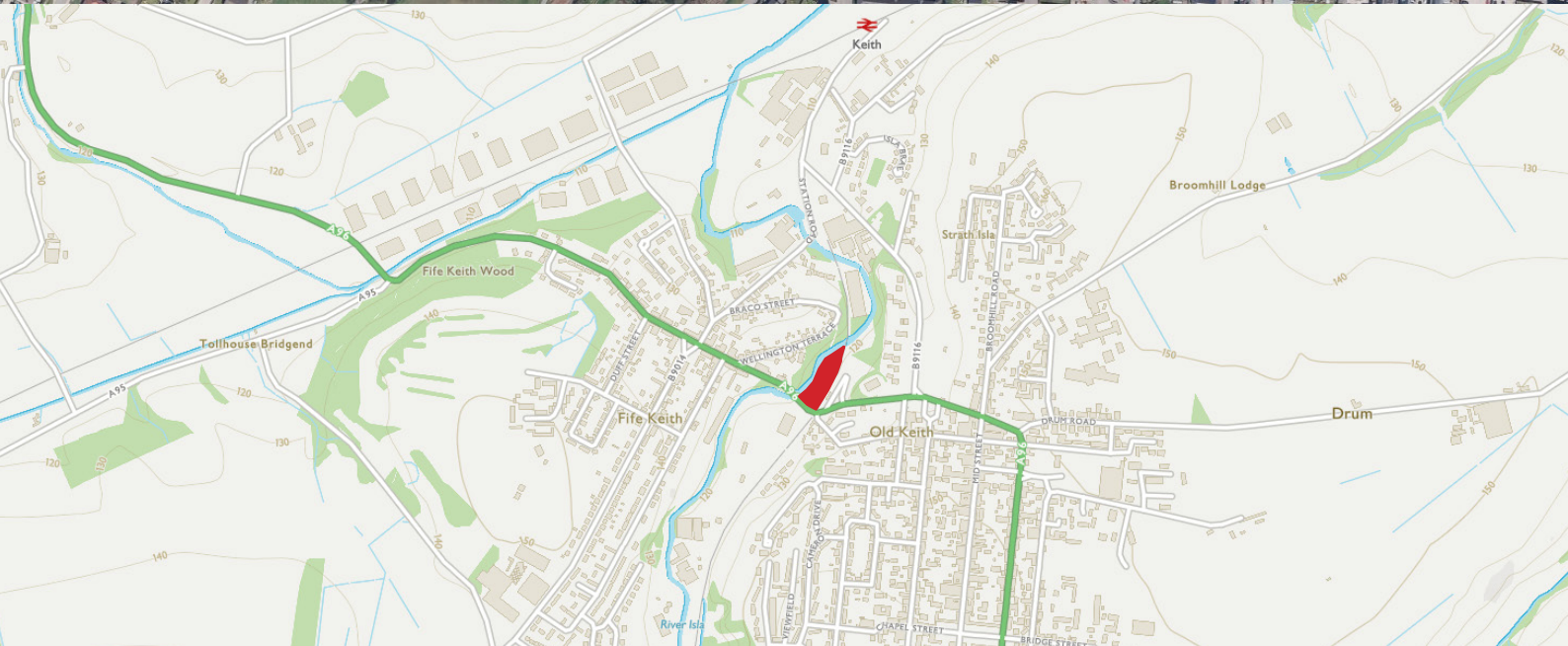
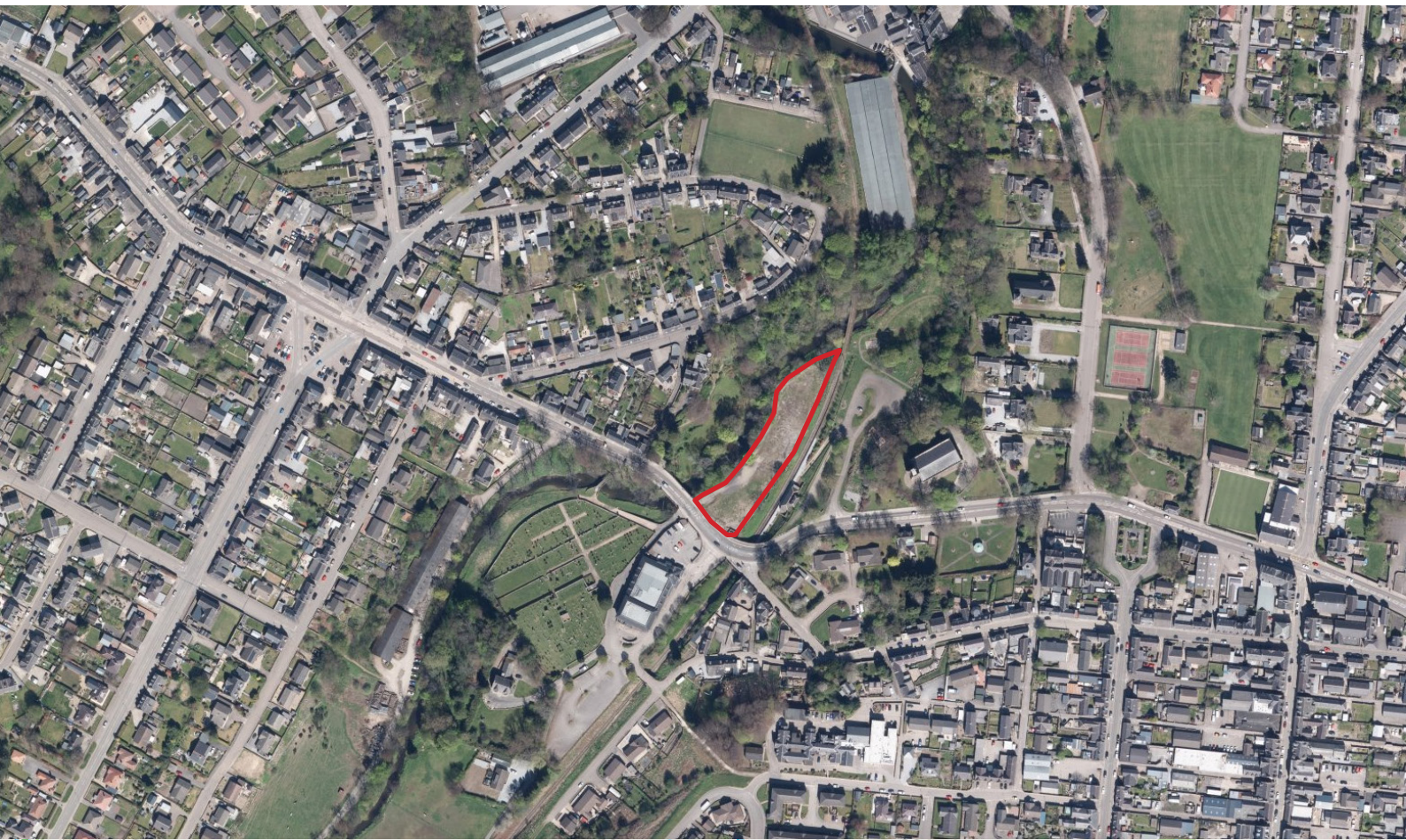
17/00314/APP | Erect dwelling house on | Site East of Union Bridge Church Road Keith Moray

Located on the former tannery near Keith Town Station the following tests have been conducted: Soil testing (former tannery); road speed testing (for access to A96); Sewerage; Utilities Electric/Water are all available. This is currently two individual plots #1 4190m #2 990m being sold as a single area of 1.28 Acres. The plot lies within a conservation area so there may be a restriction on the style of property which can be constructed - the purchaser must clarify with the Council in this respect.

Situated just off the A96 in the heart of Keith between the River Isla and Keith Town station. The site has been fully prepared with access controlled by a locked barrier. Keith is well connected with both rail and bus links and sits on the main trunk road between Aberdeen and Inverness. Schooling can be found in Keith Primary School and Keith Grammar School both within ½ mile Keith has a good range of shops including a supermarket for more significant shopping and entertainment Elgin is 17 miles (30 mins) away has major supermarkets, a cinema, gyms, a swimming pool, plus rail/ferry links. By appointment through McEwan Fraser Legal on 01224 472 441

# THE LOCATION

The busy town of Keith is situated in a rural North East location surrounded by Scotland's Famous Malt Whisky Trail. Keith the surrounding villages, and hamlets were built to house the workers of the nearby mills & distilleries that are part of the Speyside Malt Whisky Trail. The town has three distilleries Strathmill, Glen Keith and Strathisla distillery, one of the oldest in the Highlands.





Keith is a busy town with a population of around 4700 situated on the main road and rail route between Inverness and Aberdeen. It can also boast a local steam train and station that runs to Dufftown known as the Whisky line. The area has numerous leisure facilities including, a swimming pool, golf course, outdoor bowling green, there are several significant fishing rivers a short drive from this property which are renowned for their Trout and Salmon fishing. Within the town, there are multiple local shops, restaurants, cafés, pubs a major supermarket, an NHS health centre and Hospital. Primary and secondary schooling is also available within the town. Keith is connected by a comprehensive bus and rail network.

Easy access onto the A95 & A96 gives direct routing to Aberdeen in the east and Inverness to the west. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce and Inverness Dalcross Airports.

**McEwan Fraser Legal**

Solicitors & Estate Agents

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