



**Harper
Macleod LLP**
Estate Agents & Solicitors



Building Plot, Mar Lodge Hay Place, Elgin, IV30 1LZ **Offers over £110,000**

A rare opportunity has arisen to purchase a building plot with full planning permission extending to approximately 566m² situated in the sought after West end of Elgin. Planning permission is in place for a one and a half storey, 4 bedroom dwelling house.

PLANNING PERMISSION

Planning permission, floor plans and elevations are available to view at www.moray.gov.uk

Ref. 17/01716/APP

SERVICES

Mains drainage, electric, gas and telephone are available adjacent to the plot.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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