

# Bracobrae Grange

KEITH, AB55 6TP



*Framed by a Scots Pine Forest with privacy & outstanding elevated views across beautiful rural farmland*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this south-west facing plot of land of 3.29 Ha 8.13 Acres - situated 6 miles east of Keith and 11 miles south of the Moray Coast.

# THE PLOT





Planning was initially sought in 2020 to Erect a dwelling house, garage outbuilding and temporary caravan on the Site Opposite Bracobrae Grange Keith Moray. Planning reference 20/00063/APP.

The planning includes the temporary sitting of the static caravan which will allow more immediate access and protection from the elements while construction work is ongoing.

A Building Warrant has been Approved. Reference 20/01084/BW



Electricity is available on site and it is understood that and that mains water connections are available adjacent to the site, no warranty is given and interested parties should make their own enquiries of service providers as to the availability of services or any wayleaves that may be required. The property/plot will be served by a septic tank system.



# SITE PLAN





# THE VIEWS





# THE LOCATION

This plot provides the ideal opportunity to build your own life in the Scottish Highlands, whether it is an idyllic retreat or a permanent residence you have in mind. Bracobrae, Grange near Keith is a much sought-after gem where plots of this quality rarely present themselves.







If a new home framed by a Scots Pine Forest with privacy and outstanding elevated views across beautiful rural farmland appeal - then this large 3.29 hectares (8.13 acres) plot with planning is for you.

The property is only 6 miles from Keith and 11 miles from golden Sand and surfing to be found at Sandend on the World Heritage recognised Moray Coastline. The busy town of Keith is situated in a rural Northeast location surrounded by Scotland's Famous Malt Whisky Trail. The town itself has three distilleries Strathmill, Glen Keith and Strathisla distillery, one of the oldest in the Highlands. The area has numerous leisure facilities including, a swimming pool, golf course, outdoor bowling green, there are several significant fishing rivers close by 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. 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.



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