

AN ESTABLISHED 9-HOLE GOLF COURSE WITH CLUBHOUSE AND PROPOSED HOLIDAY PARK
KINLOSS GOLF CLUB • FORRES • IV36 2UB



DM HALL

Property Details

An established 9-hole golf course with clubhouse and proposed holiday park comprising 16 holiday lodge plots and 6 glamping pod plots, situated close to the popular Moray Coast.

Elgin 8.1 miles (approximately)

Inverness 31.2 miles (approximately)

Aberdeen 74.7 miles (approximately)

LOT 1

The Golf Course, extending to 16.35 Ha (40.42 acres)

Offers over £295,000

LOT 2

The clubhouse with planning consent for residential conversion extending to approximately 0.10 Ha (0.24 acres)

Offers over £205,000

LOT 3

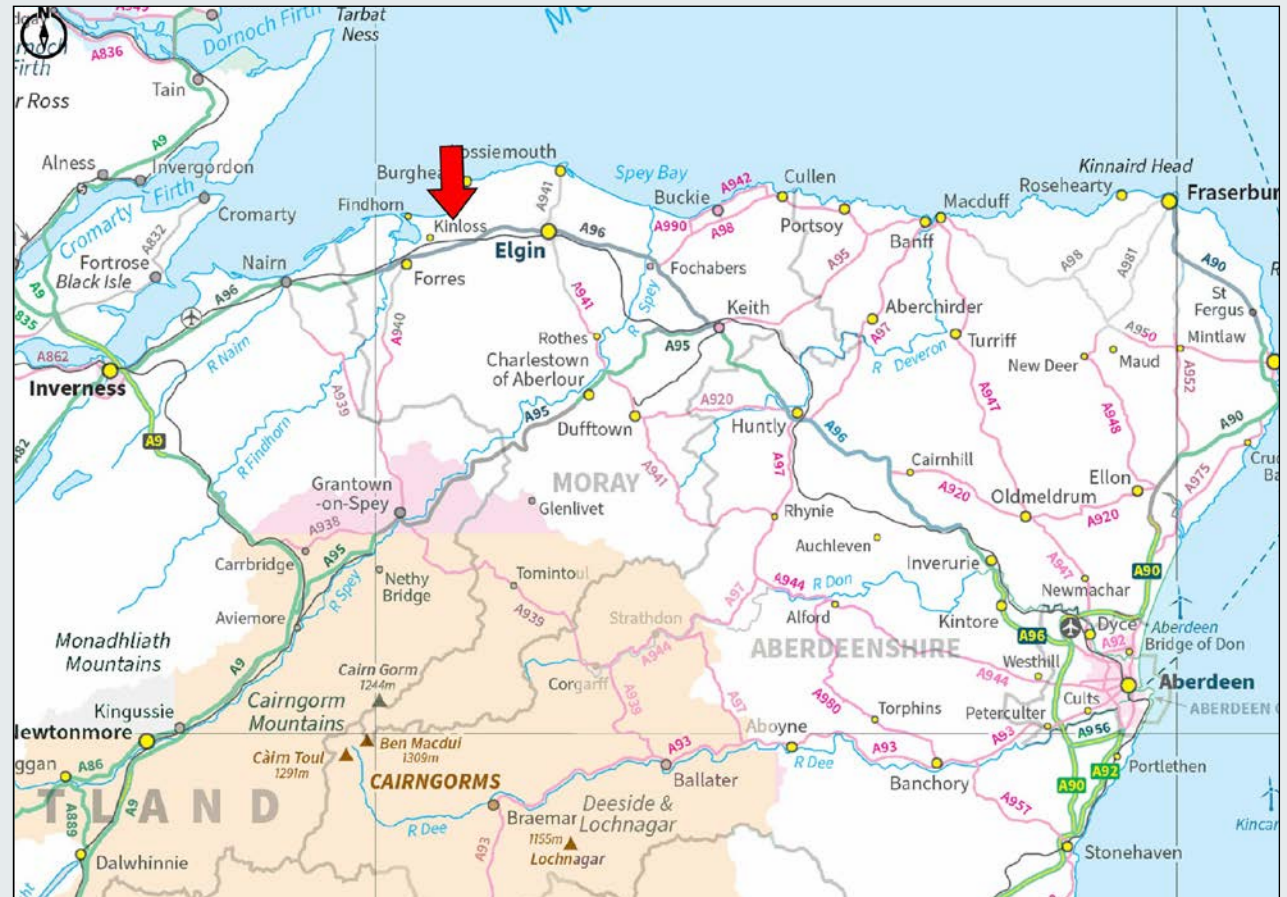
The holiday park site, including the 16 lodge plots and 6 glamping pod plots extending to 3.46 Ha (8.56 acres)

Offers over £315,000

AS A WHOLE

19.91 Hectares (49.22 Acres)

Offers over £795,000



Location

The property lies in a rural location to the north west of Forres, a charming historical town located just off the stunning Moray Coast, in the northeast of Scotland. The location is approximately 25 miles northeast of Inverness and 8 miles west of Elgin, within easy reach of the fabulous beaches of Findhorn and Roseisle beach, yet only 30 miles from Inverness International Airport.

Forres is renowned for its floral gardens and picturesque historic high street, making it a delightful place to visit and live. It also provides a range of facilities and amenities, with the larger centre of Elgin and the City of Inverness also lying within easy reach.

From the Moray Coast access can be gained to Speyside, Loch Ness, the North Coast 500, Royal Deeside, and the Cairngorms. This accessibility makes it a prime location for those looking to experience the best of Scotland's natural beauty and rich heritage. The nearby River Findhorn also offers scenic beauty and outdoor recreational opportunities.

Description

The Kinloss Country Golf Club is a well-maintained facility featuring a clubhouse (GIA 129.2 square metres), car park, a nine-hole golf course. The site spans approximately 16.45 hectares (40.66 acres) in total. The course is defined by hedges and post and wire fences.

The clubhouse, positioned at the entrance of the property, is constructed with a timber frame and is well-equipped to cater to members and guests. Inside, the clubhouse is divided into several functional areas, including an entrance/reception, a comfortable lounge and bar, a kitchen, WC facilities, and changing rooms.

EPC: A copy of the Energy Performance Certificate (EPC) for the clubhouse is available upon request. The current rating is F92.

Heating: Oil Central Heating

Electricity: Mains

Drainage: Septic tank

Water: Mains

Broadband: Purchasers should make their own enquiries about connections in the local area

The Golf Course has been closed since 2020 (due to development of dwelling houses within the grounds). However, it has been well maintained by the current owners and includes a number of attractive, sloping fairways together with belts of established woodland.

Planning consent has been issued for conversion to residential use. Further information is available on the Moray Council planning portal: 22/00190/APP External and internal alterations and change of use of clubhouse to dwellinghouse at Kinloss Country Golf Club Kinloss Forres Moray.

Further information is available from the selling agents.









Lot 2



Lot 2



Lot 2



Lot 2



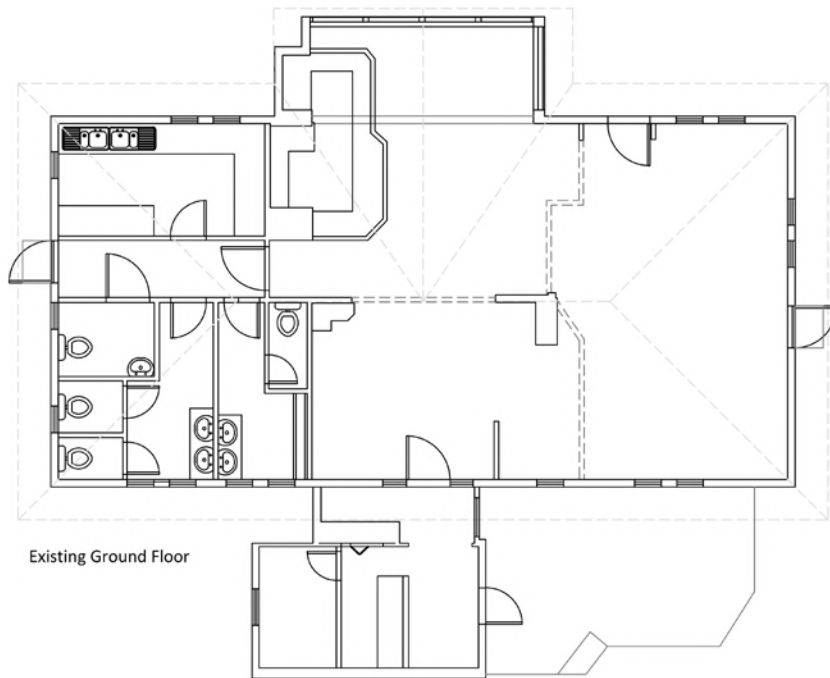
Lot 2



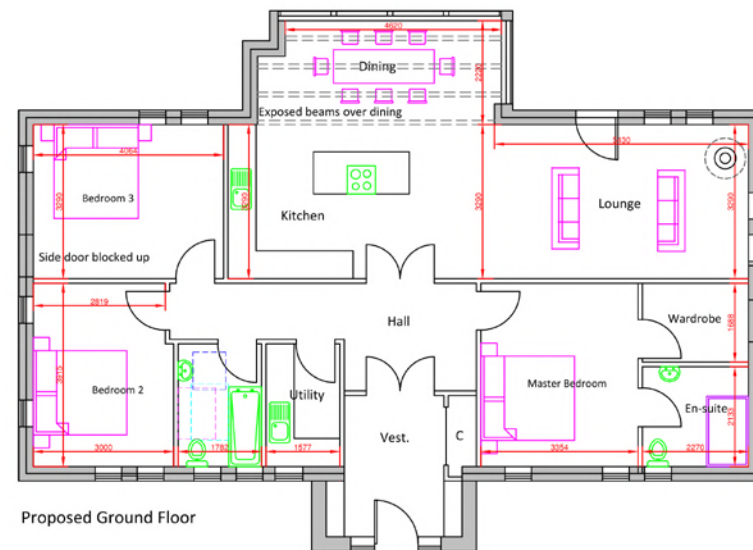
Lot 2



Kinloss Golf Club - Clubhouse



Existing Ground Floor



Proposed Ground Floor

Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED

29 August 2022

Development Management
Environmental Services
The Moray Council

grant and
geoghegan

planning, development and
architectural consultants

T:01343 556644
E:enquiries@ggemail.co.uk

Drawing Title
floor plans

Scale at A3
1:100

Date:
9.2.21

Drawing No.
020/3197/03

Lot 3 — The Proposed Holiday Park

The proposed holiday park is contained within a site extending to approximately 3.46 Ha (8.56 acres) and forms the eastern part of the property. Planning permission is in place for the construction of 16 holiday lodges(which can be occupied for 11 months of the year), the sites for which have been established, with some services installed.

There is also approval for 6 glamping pods within a wooded site to the rear. Planning reference:21/01060/APP. Lot 2 has a 90 mm main of water recently installed along with an SSE power supply for 16 lodges and 6 glamping pods. Ducting is also in place for BT fibre optic. Drainage is proposed by means of a small treatment plant, this is not installed but referenced within the planning permission. The overall site lies in an elevated position benefiting from an attractive outlook over the surrounding countryside and good access from the public road.

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Planning

A history of the site and details of current permissions can be viewed on the Moray Council planning portal. The planning references are as follows:

Lot 2:

22/00190/APP External and internal alterations and change of use of clubhouse to dwellinghouse at Kinloss Country Golf Club Kinloss Forres Moray

Lot 3:

21/01060/APP | Erect 13 holiday lodges on Plots 4-16 and 6 glamping pods together with associative woodland removal planting drainage and access provision on Phase 3 | Kinloss Country Golf Club Kinloss Forres Moray

22/00575/APP Erect three holiday lodges associated parking surface water treatment provision landscaping woodland removal and new planting at Kinloss Country Golf Club Kinloss Forres Moray

22/00309/APP | Section 42 application to vary condition 12 imposed on planning consent ref 21/01060/APP to amend the occupation of the lodges to not more than 11 months in any calendar year by the same person or persons | Kinloss Country Golf Club Kinloss Forres Moray IV36 2UB

Interested parties who wish to discuss further potential or a change to the existing permissions may wish to consult with Paul Hughes of Glen Etive: <https://www.glenetiveprojects.co.uk/about>

Drainage/ SEPA

According to SEPA flood maps, the map currently shows that there are no short or long term floor risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>



Rateable Value

The current rateable value is £12,000. The reference for the Scottish Assessors website is VR36580. Please note that the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk.

Environmental and Heritage Conservation

Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land. We understand that there are Tree Preservation Orders in place over the woodland areas.

Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

Local Authority

Moray Council Office
High Street
Elgin
Moray
IV30 1BX
Tel. 01343 543451

Solicitor

R & R Urquhart
117-121 High St
Forres
IV36 1AB
Tel: 01309 672216

Right of Pre-emption

There is a right of pre-emption over Lot 2, a third party will have 21 days to respond to any offer considered.

Third Party Servitudes and Burdens

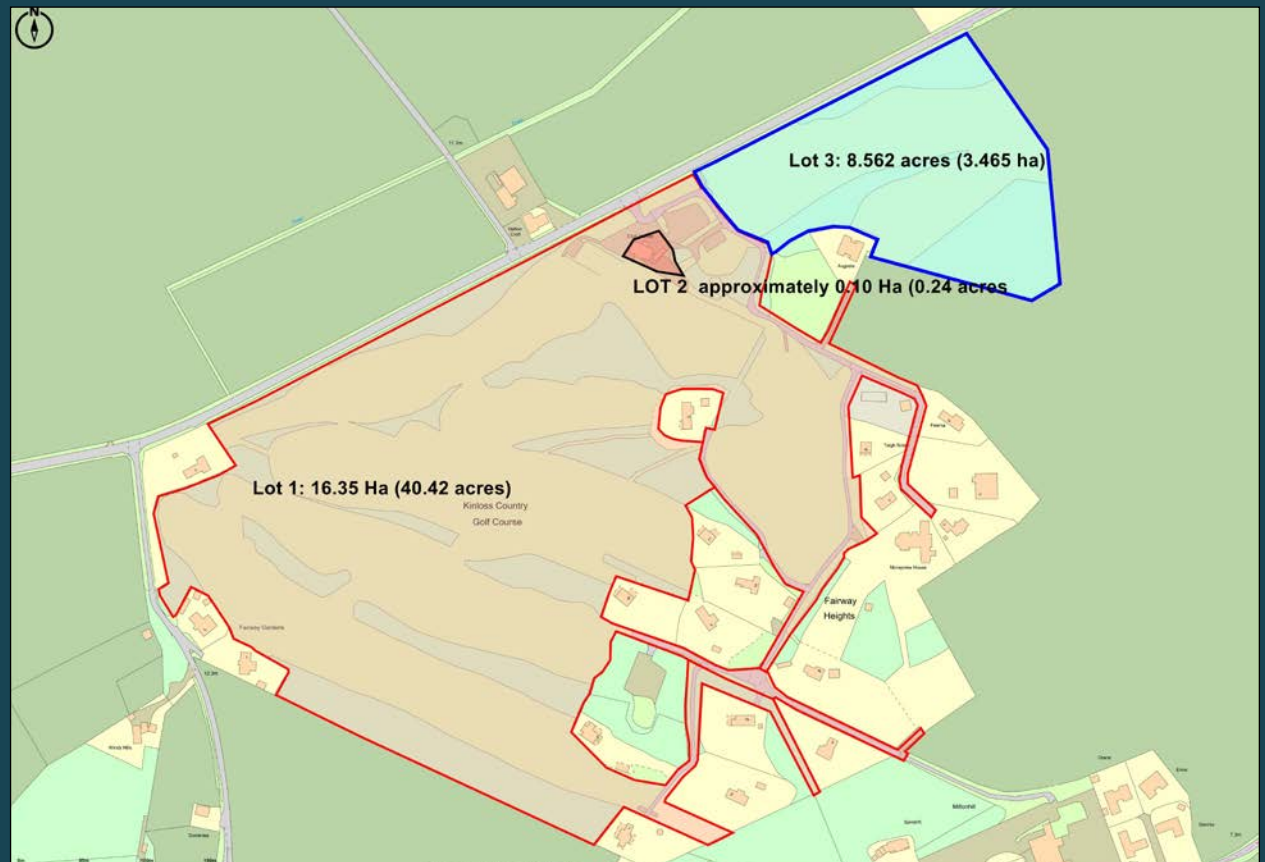
The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The access road is included within the subjects of sale though third party access rights are permitted over this. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Viewings

Are by appointment through DM Hall and will be accompanied.

Directions

The postcode IV36 2UB will direct you to property, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://what3words.com/rushed.aimlessly.gave>





Entry

By mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

DM HALL



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RICS

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