



Spey Bay Golf Course, Clubhouse & Caravan Park,
Fochabers



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Spey Bay, Fochabers

IV32 7PJ

A spectacular 18-hole links golf course (designed by Ben Sayers) with clubhouse and caravan park, situated on the popular Moray Coast

Elgin 13 miles, Inverness Airport 44 miles,
Inverness 50 miles, Aberdeen Airport 58 miles

18-hole golf course | Clubhouse | Green keepers store | Workshop | Camping/caravan site

EPC Rating - F

For sale as a whole

The property

The subjects, which extend to approximately 156.02 acres (63.14 Ha) comprise an 18-hole links style golf course, with club house premises together with a former driving range building and a camping/caravan site.

The golf course is located on a stunning part of the Moray coastline at the mouth of the River Spey with easy access to Aberdeen, Inverness and onwards to centres in the south. Designed by the legendary Ben Sayers, the Spey Bay Golf Course was opened in 1907. Of note, the late Prime Minister Ramsay Macdonald was a member at Spey Bay and the magnificent club championship trophy which remains at the club, was presented by him.

The clubhouse building is located at the western end of the property and is of timber frame construction with timber clad walls and a pitched roof over clad with slates. Internally, the clubhouse has a mixture of suspended timber and solid flooring throughout whilst the walls and ceilings are predominantly a

mixture of plasterboard and timber lined design. The clubhouse is divided to provide an entrance vestibule, lounge and bar, kitchen, cellar, changing rooms, Laundry and WCs. The kitchen is fitted with commercial stainless steel apparatus and extraction.

The campsite provides 30 plots made up of hardstanding pitches comprising 14 residential pitches and 16 towing pitches. There are electric hook-ups, washing facilities, drinking water, and chemical toilet and grey water disposal. The site caters to caravans, motorhomes and tents with attractive coastal views. The campsite is licensed from 1st April - 31st October. The site provides potential for further development, subject to appropriate planning consents (www.moray.gov.uk)

Location

Spey Bay is located approximately 5 miles north of Fochabers on the coast of the Moray Firth and on the eastern side to the mouth of the River Spey. Spey Bay is home to a coastal reserve which includes Scotland's largest shingle beach and the Scottish Dolphin Centre. The subjects themselves are located within the village, off the B9014.

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities.

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.





Location cont.

The Scottish Government has committed to large infrastructure projects which involves the dualling of 80 miles of single carriageway along the A9 between Perth and Inverness by 2025. They have also committed to dualling the A96 between Inverness and Aberdeen by 2030. These projects are designed to deliver economic growth through improvements to road safety and journey times as well as better links to pedestrian, cycling and public transport facilities and will complete the dual carriageway network between all of Scotland's cities.

Premises Licence

The clubhouse benefits from a premises licence in respect of the sale of alcohol.

Viewing

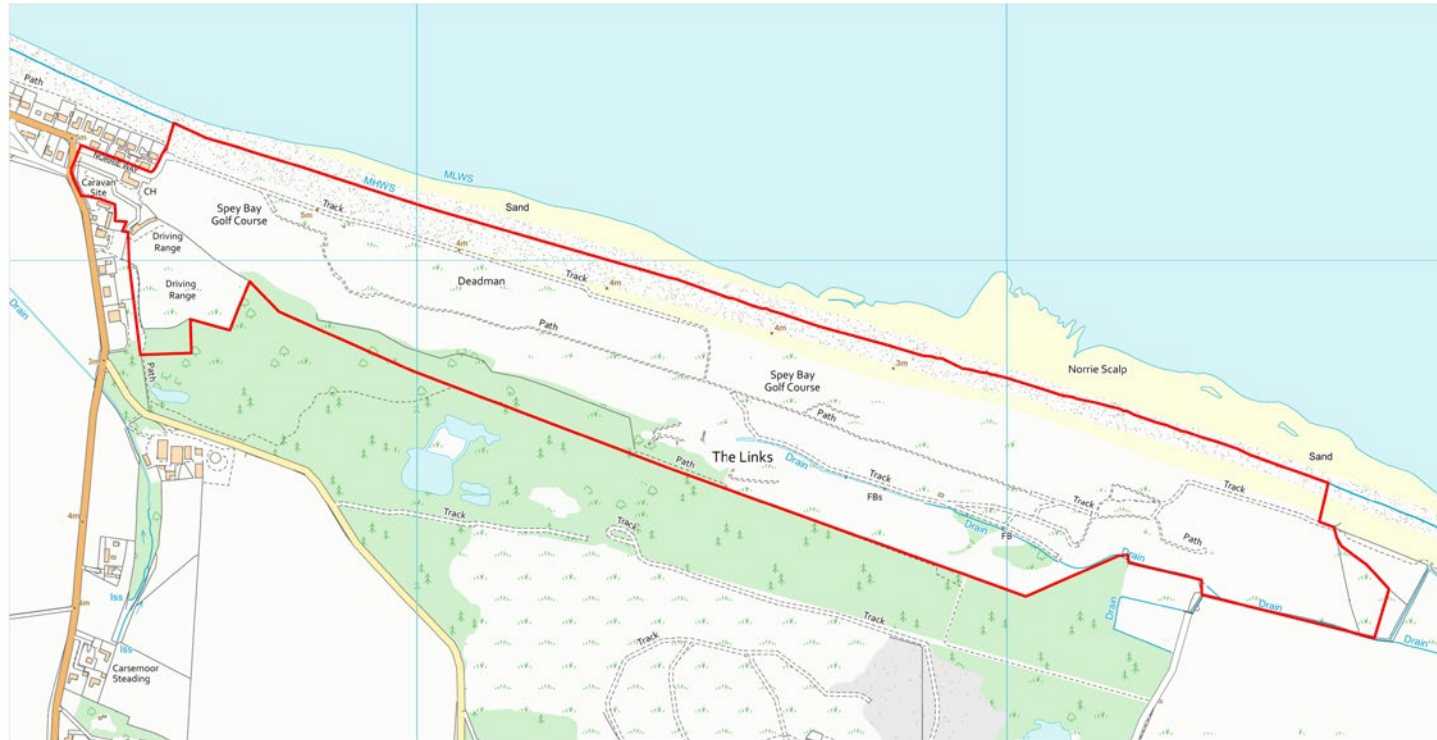
No direct approach may be made to the property. For an appointment to view please contact the joint selling agents. Strutt & Parker (01463 719171) or Shepherd Commercial (01463 712239).











Spey Bay Golf Club

Total Area (63.14 ha / 156.02 ac)

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Not to Scale. Drawing No. W18700-01 | Date 10.01.23



Directions

From Inverness take the A96 east through Nairn, Forres and Elgin. Just prior to Fochabers, take the turn off to Spey Bay (B9104) and follow this road for approx 4 miles and the property is found on the right hand side - IV32 7PJ

General

Local Authority: Moray Council, High Street, Elgin, IV30 1BX, Tel 01343 543451, www.moray.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA registered). The subjects have an LPG-fired system to service hot water and kitchen appliances. The clubhouse benefits from a woodburning stove.

Rateable Value: Golf Course is £12,500 and Clubhouse is £10,750

Tenure: Freehold

Guide Price: Offers over £750,000

Shepherd Commercial

Mulberry House, Harbour Rd, Inverness, IV11UA

01463 712239

inverness@shepherd.co.uk
www.shepherd.co.uk

Strutt & Parker - Inverness

Castle House, Fairways Business Park, IV2 6AA

01463 719171

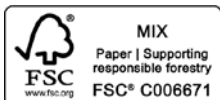
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