

FOR SALE BY ONLINE AUCTION

**AUCTION DATE:
16th April 2026**

Potential development
opportunity. Previously site
consented for single dwelling

Total size area – 2.15 Hectares
(5.32 Acres) or thereby

Guide Price : £80,000

Indicative site plan



FIND ON GOOGLE MAPS

BARLATCH, MILLTOWN OF ROTHIE MAY, AB54 7NA

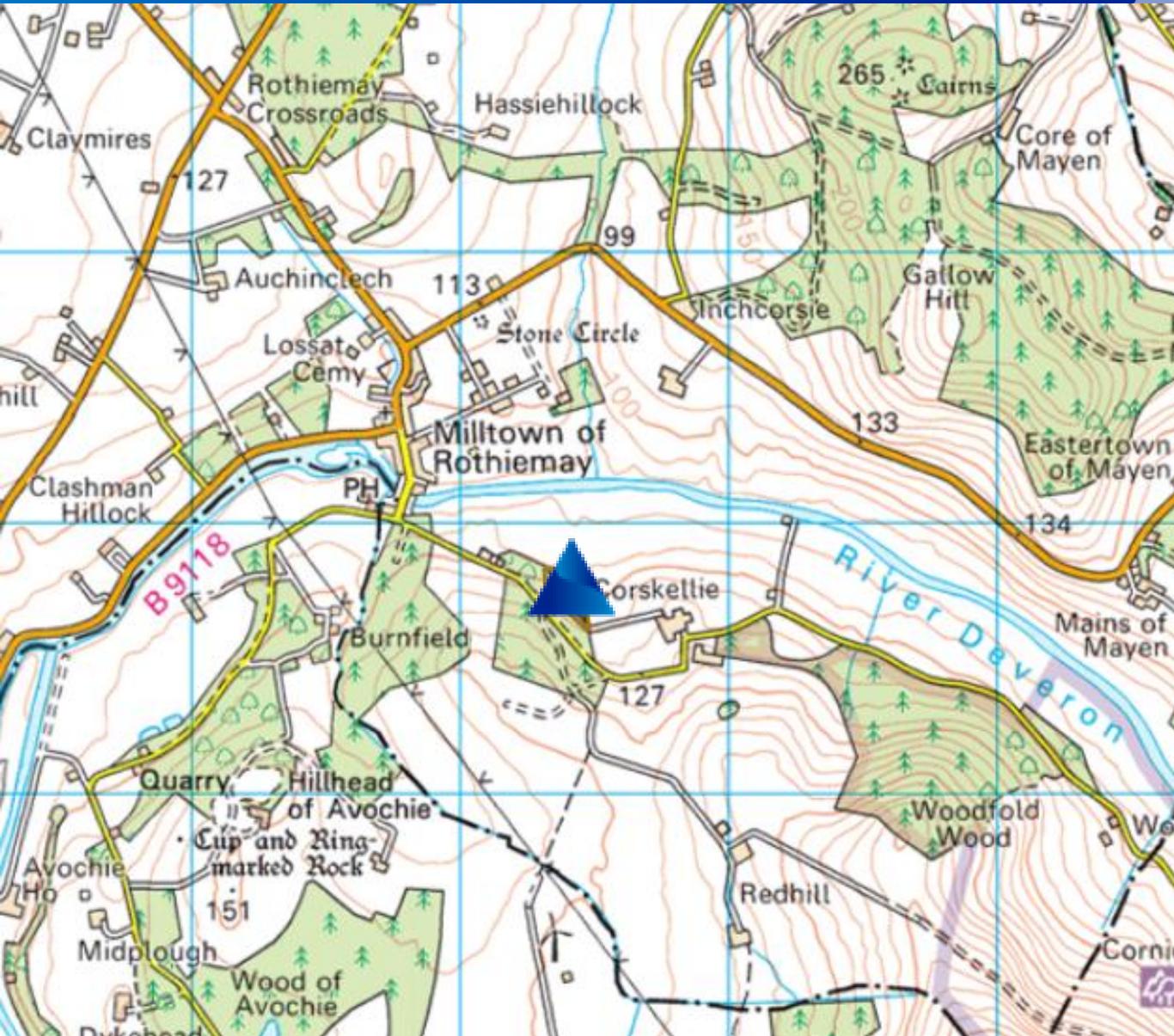
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Location

BARLATCH, MILLTOWN OF ROTHIEMAY,
AB54 7NA



The subjects are situated approximately 1 mile to the southeast of Milltown of Rothiemay in a rural location and are accessed via a private road.

Rothiemay itself is located approx. 8 miles to the north of Huntly and 10 miles to the east of Keith where a range of facilities and amenities can be found.



Size – 2.15 hectares / 5.32 acres or thereby



Description

The subjects comprise an irregularly shaped parcel of land extending to approximately 2.15 hectares (5.32 acres). There are currently no permanent habitable structures on the site; however, an existing planning consent remains in place for the construction of a residential dwelling on the footprint of a former building. A separate planning consent was also granted for the development of an additional dwelling on the site, although this consent is understood to have since lapsed.

Planning

Interested Parties can view the previous planning applications on the site via Moray Council Planning Portal which can be found here - <https://publicaccess.moray.gov.uk/eplanning/> and search using the property address.

Parties should satisfy themselves of any consents the site may still have in place.

Auction Date

The auction will be held on 16th April 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed. If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £80,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price. If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



James Morrison

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James Cavanagh

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Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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