



Spey Bay Lodges

Spey Bay, Fochabers

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive holiday cottage business located in a beautiful location in Moray

A collection of traditional holiday homes, set in a picturesque position on the coast of the Moray Firth. The properties have plenty of character with their stone elevations, and offer views across the surrounding fields, while being just moments from Spey Bay Beach and the beautiful surrounding nature reserve landscapes.

**3 RECEPTION ROOMS**

**6 BEDROOMS**

**4 BATHROOMS**

**OUTSIDE**

**GARDEN GROUNDS**

**FREEHOLD**

**RURAL/ VILLAGE**

**3,903 SQ FT**

**OFFERS OVER £695,000**



The Property

Spey Bay Lodges is a collection of three attractive holiday homes, plus a further unit currently used as an office, within a converted farm courtyard and located in a highly desirable and secluded position on Spey Bay, Moray. The properties have handsome stone and rendered elevations, while inside there is flexible accommodation with opportunities for further development or modernisation. There is also potential for a significant holiday rental income.

The eastern elevation is divided into two homes, both of which have two bedrooms with neutral styling and décor. The first is Bunnyhops, which has a spacious, split-level kitchen and sitting room. The kitchen provides space for a family dining table and is fitted with plenty of storage and an integrated oven, hob and extractor hood, while the elevated sitting room provides space in which to relax, with a full-height end window providing lots of natural light. Bunnyhops also has two double bedrooms and a bathroom.

Adjoining Bunnyhops, Beach Breeze is arranged on two levels and features two comfortable double bedrooms and a bathroom on the ground level. Upstairs there is a generous sitting room with a dual aspect and a fully equipped kitchen with plenty of storage.

The third property, Curlew View, is located in the adjacent cottage and also includes two double bedrooms, a shower room, an airy sitting room and a kitchen. Adjoining Curlew View is an administrative block with office space, a kitchen and a workshop, which provides the ideal setting from which to operate the holiday rental business and has potential to convert into further letting accommodation or owners' accommodation (subject to the necessary consents).



Outside

The properties are set within about half an acre of gardens, enjoying open fields beyond. At the front there is a large courtyard area providing parking space for guests, with electric vehicle charging points available at each of the properties. The detached garage provides parking, as well as ample storage both to its ground level and upstairs. The gardens include extensive lawns with picnic tables for al fresco dining, as well as a vegetable garden with raised beds.

Location

Spey Bay Lodges enjoy a coastal setting at the mouth of the River Spey, renowned for its wildlife and access to the Speyside Way walking trail. Nearby Fochabers, a conservation village, provides everyday amenities including shops, cafés and schooling, while the larger town of Elgin offers extensive facilities such as shopping, leisure centres and a hospital. The area is well connected, with the A96 linking to Aberdeen and Inverness, rail services from Keith station to London and the Highlands, and flights available from Inverness Airport.

Distances

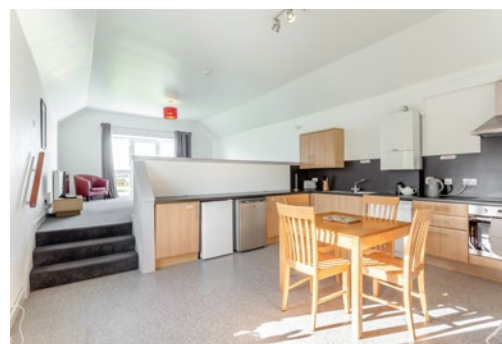
- A96 (Aberdeen to Inverness road) 3 miles
- Fochabers 4.8 miles
- Elgin 12.7 miles
- Inverness Airport 43.6 miles
- Inverness 50.7 miles

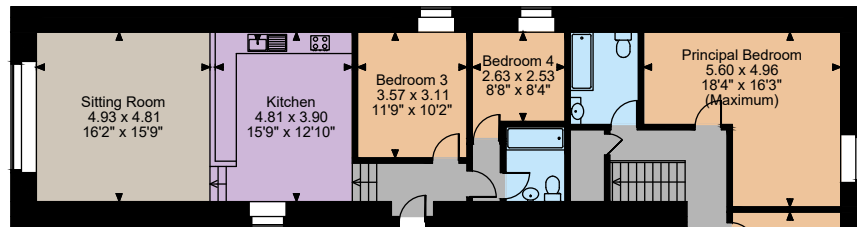
Nearby Stations

- Elgin

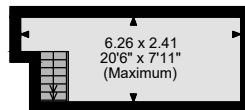
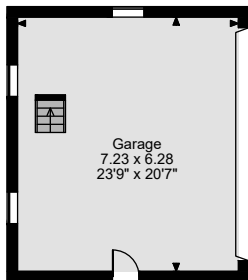
Key Locations

- Elgin Cathedral
- Pluscarden Abbey
- Speyside Malt Whisky Trail

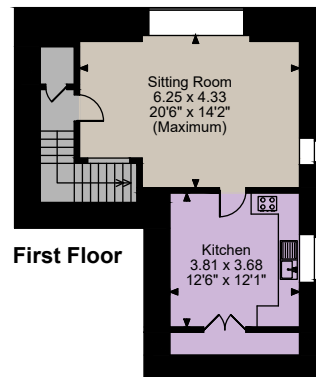




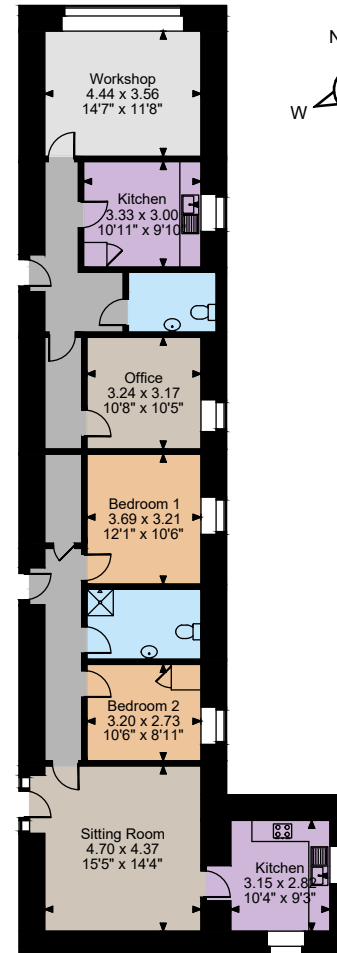
Ground Floor



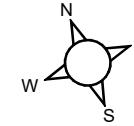
Floor Above Garage



First Floor



Cottage



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682425/GBR

Floorplans

House internal area 3,903 sq ft (363 sq m)
For identification purposes only.

Directions

IV32 7PJ - what3words: ///agents.converged.shop

General

Local Authority: Moray Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Current Rateable Values:

1 - 2 The Steadings - £4,400
3 The Steadings - £2,600
4 The Steadings - £1,650

EPC Ratings: Bands B and D

Fixtures and Fittings: The property will be sold as a fully equipped entity

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Shepherd Commercial

Hazel House, Stoneyfield Business Park, IV2 7PA

07551 173667

n.calder@shepherd.co.uk
shepherd.co.uk

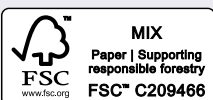


Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared April 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.