



# Moray Council Property Sales Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

## FOR SALE



**Closing date: 12 noon Wednesday 14<sup>th</sup> July 2021**

**POTENTIAL RESIDENTIAL OR COMMERCIAL DEVELOPMENT SITE**

**LAND ADJACENT 33 GRAMPIAN ROAD, ELGIN**


This property is situated on the north side of Grampian Road within an area of mixed uses close to Elgin town centre. The site extends to 733m<sup>2</sup> or thereby.

**OFFERS OVER £30,000 ARE INVITED.**

*Any parties intending to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.*

## Planning

Planning Permission in Principle was granted on 5<sup>th</sup> February 2016 to erect a 'single storey dwelling-house and associated works' (Ref: 15/02211/PPP).

Click [here](#) to view the details  (210kb).

This consent has lapsed but the Council will consider proposals for both residential and commercial development of the site.

Further advice on Planning issues is available via this link

[http://www.moray.gov.uk/moray\\_standard/page\\_41734.html](http://www.moray.gov.uk/moray_standard/page_41734.html) You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561

Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk) Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

## Services

It is understood that mains water, drainage, electricity and telephone services are in close proximity to the site. Purchasers are required to satisfy themselves as to the availability, condition and suitability of all service connections.

## Environmental Protection Act

The previous Planning Consent contained a condition (Condition 15) requiring an assessment of possible contamination of the site and the suitability of the site for residential development. The Council commissioned the required Stage 1 & Stage 2 surveys and reports, and the Local Planning Authority confirmed that this condition had been discharged, allowing the development to proceed subject to compliance with the other planning conditions attached to Planning Permission in Principle (Ref: 15/02211/PPP)

These reports, and confirmation that Condition 15 had been discharged, are available for viewing on request.

Accordingly these details now enable the Council to sell the site "with information".

## Title

The Council's Title to the property can be viewed by arrangement by contacting Elaine Gutcher, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX (email: [Elaine.gutcher@moray.gov.uk](mailto:Elaine.gutcher@moray.gov.uk) ).

## Viewing and Further Information

For further details please contact Tim Barry, Estates Service, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel: 07779 999233 or email: [tim.barry@moray.gov.uk](mailto:tim.barry@moray.gov.uk)

## Price

**A closing date has been set for 12 noon on Wednesday 14<sup>th</sup> July 2021.**

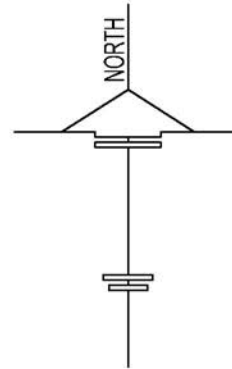
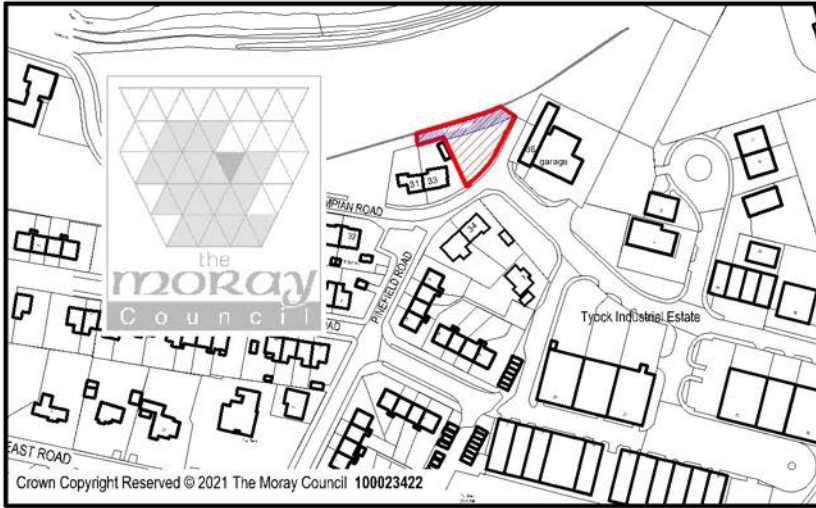
**Offers over £30,000** are invited to purchase the property.

All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email [estates@moray.gov.uk](mailto:estates@moray.gov.uk). You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

It should be noted that the Council is not obliged to accept the highest offer or any offer.

*Any parties intending to submit an offer must satisfy themselves by inspection or otherwise, as to the correctness of each of the Statements contained in these particulars. In accordance with the Requirements of the Writing (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered in to by way of missives between respective solicitors.*

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Sale

Site adjacent to 33,  
Grampian Road, Elgin

Housing & Property Services  
Estates

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The Moray Council  
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