

The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

**FORMER GROUNDS MAINTENANCE STORE,
WEST STREET, FOCHABERS.**



OFFERS TO PURCHASE ARE INVITED

Any party wishing 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.

Location/Description

The property is located in a residential area and within easy access to the village centre and the Aberdeen to Inverness A96 trunk road.

Accommodation

The building which is constructed of concrete block walls, concrete flat roof and a concrete floor extends to approximately 7 square metres gross external area as is shown indicatively outlined in red on the attached plan. There is no power or water in the building.

Environmental Protection Act

A report received from Moray Council's Contamination Officer states that the only recorded potentially contaminative use within 50 metres is the former Fochabers gasworks site, 30 metres to the southwest.

Fochabers gasworks was the subject of a site investigation by Moray Council within its statutory duty under Part IIA of the Environmental Protection Act 1990 to inspect potentially contaminated sites. This included sampling of soil, groundwater and indoor air on a number of properties on Burnbank. As a result, the Council carried out remediation of soil in the gardens of 27 and 28 Burnbank. Concentrations in other properties on the former gasworks were not considered to represent a risk to health and no further action is being considered by the Council in relation to the Fochabers gasworks site. Groundwater flow is interpreted to be towards the northwest. On this basis, there is no evidence to indicate that contaminants would be present on or beneath this area of ground at concentrations that would represent a risk to health. As such, the proximity to the former gasworks does not affect disposal of this area of ground.

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 Emma Dawson The Moray Council, Council Offices, High Street, Elgin, IV30 1BX (Tel: 01343 563816).

Viewing and Further Information

For access to the store and further details please contact The Estates Service, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel: 0300 1234566

Viewing

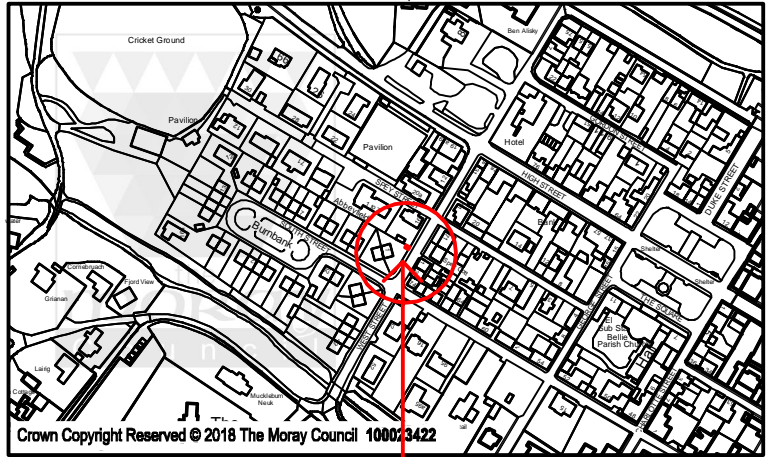
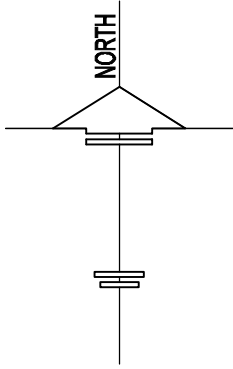
Arrangements to view can be made by contacting The Estates Department, The Moray Council, Council Offices, High Street, Elgin IV30 1BX Tel: 0300 1234566 or e:mail ian.walker@moray.gov.uk

Offers

Offers are invited to purchase the property. All parties interested in submitting an offer should note their interest with the Estates Manager, Estates Service, The Moray Council, Council Offices, High Street, Elgin IV30 1BX.

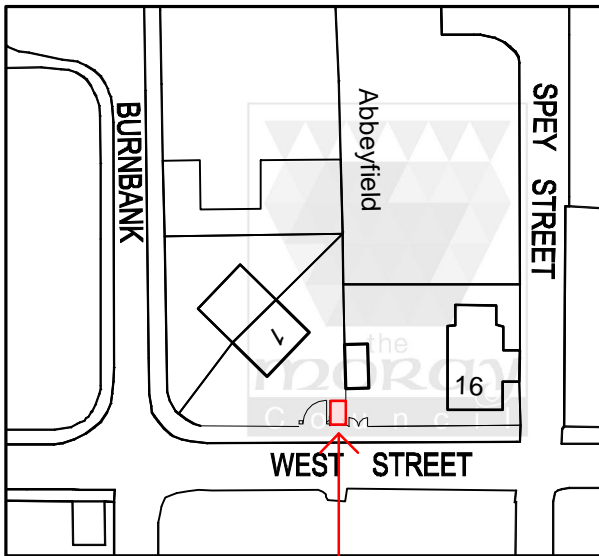
Tel: 0300 1234566 or e-mail: ian.walker@moray.gov.uk

Any intending offerers 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 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 into by way of missives between respective solicitors.



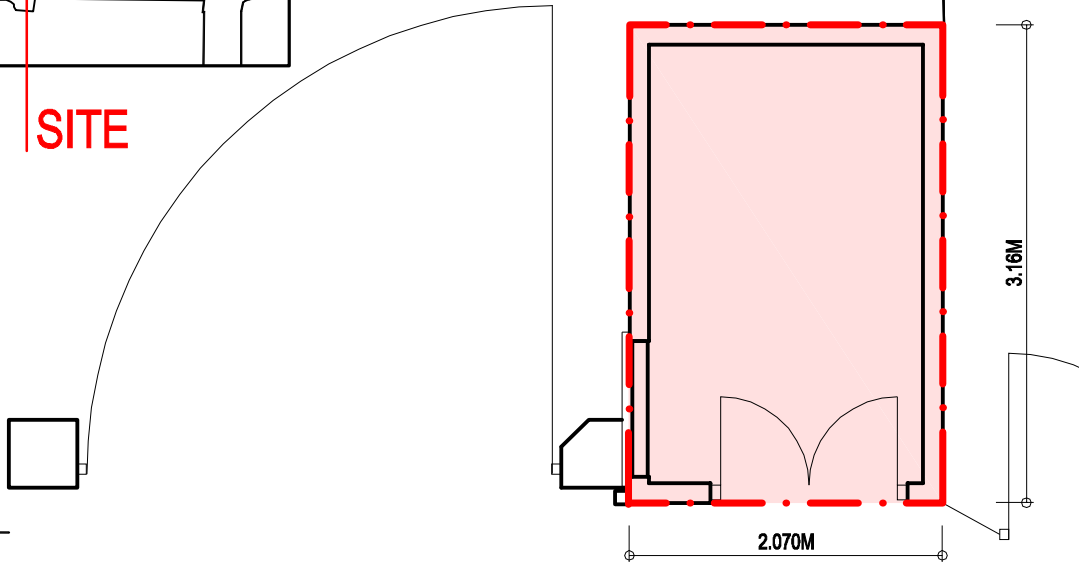
LOCATION PLAN
SCALE 1:5000

SITE



SITE PLAN
SCALE 1:1000

SITE

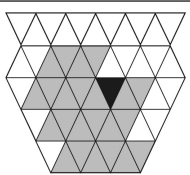


SITE PLAN
SCALE 1:50

Area outlined in red extending to 7 sq. m or thereby

Drawing title

Former Grounds Maintenance Store, adjacent to 1 Burnbank, Fochabers.



the **moray**
Council

Scale	as noted	Date	Aug. 2018
Drawn By	CP	Deed Pack	
Drawing Number	DP \ MC \ FB \ 16		

Housing & Property Services
Estates

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