



The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

RESIDENTIAL DEVELOPMENT SITE ALBA PLACE, ELGIN



Offers over £79,000

Closing date: 12 noon Wednesday 3 July 2019

Situated in a prominent location in an established residential area within the Bishopmill area of Elgin, the site is a short walk from neighbourhood amenities/shops, as well as Bishopmill Primary School and Elgin Academy. The town centre is also within easy walking distance.

This flat, green site extends to 0.21 hectares (0.52 acres) has services in close proximity and has been zoned in the new Proposed Local Development Plan for the development of 6 houses.

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 site extends to approximately 0.21 hectares (0.52 acres) and is shown indicatively on the attached plan.

Services

Mains electricity, gas, water and sewerage are understood to be located in close proximity to the site. Indicative drawings of utilities are provided via this [link](#), but purchasers should satisfy themselves as to the location, condition and suitability of all service supplies.

Contaminated Land

A contaminated land site investigation report can be accessed via this [link](#).

Planning

The site is designated as “white land” in the current Moray Local Development Plan. It is designated as R8 in the Proposed new Local Development Plan with a guide that it is suitable for the development of 6 houses. For more detailed planning guidance in terms of the Proposed new Local Development Plan is provided via this link <http://www.moray.gov.uk/downloads/file123066.pdf>

For further advice on any Planning issues please visit the Council’s web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer
Tel: 0300 1234561 between 2pm and 4pm Mon-Fri.

Building Control

For further advice on Building Control issues please contact the Duty Officer, Building Standards Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

Title

The Council’s Title to the property can be viewed by arrangement by contacting Elaine Gutcher, Solicitor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563022 Email: elaine.gutcher@moray.gov.uk

Viewing

The site is open, but accompanied viewings can be arranged by contacting Stuart Beveridge, Estates Manager, Moray Council, Council Offices, High Street, Elgin, Tel No: 01343 563257 or email estates@moray.gov.uk

Offers

Offers in excess of £79,000 are invited to purchase the property.

A closing date for offers has be set for 12 noon on Wednesday 3 July 2019. 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. – you will then be provided with details of the procedure and instructions for the submission of offers, together with an official offer label.

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

Disclaimer

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

Any intending offerors 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.

