



# The Moray Council Property Sales Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## FOR SALE

### RESIDENTIAL DEVELOPMENT SITE GARMOUTH ROAD, LHANBRYDE



#### Offers to purchase are invited

Situated in a quiet countryside location on the outskirts of the village of Lhanbryde, yet only 5 minutes from Elgin, the thriving commercial and administrative centre of Moray, this flat, greenfield site extends to approximately 1.69 hectares (4.18 acres).

It has services in close proximity and is designated in the Local Development Plan for residential development.

*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 1.69 hectares (4.18 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**

The Council's Environmental Health Section has advised that there is no record of contaminative uses on this site. An electricity substation borders the site to the southeast and first appeared on the Ordnance Survey map in 1972. The site is downgradient of the substation and contaminants could move in groundwater from the substation onto the site. However, although the substation site is quite large, the infrastructure is of low density. Contaminants associated with substations are typically limited to transformer oils and oil additives, which are not greatly mobile in the environment. Given the limited quantity of oils likely to have been used, it is considered that the risk of contamination of the Council's site by the substation would be low.

### **Planning**

The site is designated as OPP 1 in the Moray Development Plan as suitable for community uses, business, industrial, residential or for a cemetery. It is designated as R2 in the Proposed new Local Development Plan with a guide that it is suitable for 35 residential units. More detailed planning guidance in terms of the Proposed new Local Development Plan is provided via this link <http://www.moray.gov.uk/downloads/file123069.pdf>

For further advice on Planning issues please visit the Council's web site via this link [http://www.moray.gov.uk/moray\\_standard/page\\_41669.html](http://www.moray.gov.uk/moray_standard/page_41669.html) or contact the Duty Officer, Development Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

### **Building Control**

For advice on Building Control issues please contact the Duty Officer, Building Control 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 Georgina Anderson, Solicitor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563078 Email: [georgina.anderson@moray.gov.uk](mailto:georgina.anderson@moray.gov.uk)

### **Viewing**

The site is open, but accompanied viewings can be arranged by contacting Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, Tel No: 01343 563215 or email [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

### **Offers**

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). All parties who have had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and 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.

