

Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

1 DOOCOT WAY, BUCKIE



Potential 7 Bed House

Fixed Price of £249,000

This 1 storey and attic property has in recent years been used as a respite home for adults and is situated in a predominantly residential area approximately $\frac{3}{4}$ of a mile from Buckie centre on a site extending to approximately 470 square metres (0.116 acres). The property is potentially suited for use as a large private dwelling, guest house or as a residential institution. The property also benefits from an attached garage, off street parking and enclosed garden areas to the rear.

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.

General Description

The property comprises the original timber framed and block rendered walls with pitched timber roofs clad in interlocking concrete tiles. The property is finished internally with plasterboard walls and ceilings with a mixture of carpeted, vinyl and laminated floors. The property benefits from double glazing and gas central heating. It is considered to be potentially well suited for use as a private dwelling, guest house or as a residential institution. See the attached plan below for room dimensions and the building layout.

Ground Floor

Vestibule:	1.75m x 1.78m (5'9" x 2'10")
	The vestibule opens into a hallway providing access to the main accommodation.
Living room	5.98m x 3.68m (19'7" x 12'01") with alcove of 4.77m x 1.81m (16'8" x 5'11)
	With entry off the hallway, the living room has a large north facing feature window,
Bedroom 1	2.45m x 2.34m (8'0"x 7'8")
	Rear facing single bedroom.
Bedroom 2	3.67m x 2.34m (12'0"x 7'8")
	Rear facing single bedroom.
Bedroom 3	4.10m x 3.69m (13'5"x 12'1")
	Front facing double bedroom with bay window
Bedroom 4	4.30m x 2.91m (14'1"x 9'6")
	Side facing double bedroom
Bathroom 1	3.09m x 1.91m (10'1"x 6'3")
	The bathroom benefits from 1 low flush WC, a wash hand basin and a walk in shower
Bathroom 2	2.95m x 3.68m (9'8"x 12'1")
	This wet floor bathroom benefits from a walk in wet room shower area, 1 low flush WC and a wash hand basin and a bath.
Kitchen/Diner	7.15m x 4.14m (Max) (23'5"x 13'7")
	The kitchen faces out over the rear garden and is fitted with modern kitchen units. Access to the rear garden is available by way of a set of patio doors.

First Floor

Landing: The landing provides access to all of the first floor rooms.

Bedroom 5 6.22m x 2.99m (20'5"x 9'10")

This double bedroom benefits from ensuite facilities which consist of a self-contained shower cubicle, a separate low flush WC and two wash hand basins. (2.56m x 2.97m) (Max) (8'5"x 9'9")

Bedroom 6 3.99m x 3.68m (Max) (13'1"x 12'1")

This double bedroom room benefits from ensuite facilities which consist of a self-contained shower cubicle, a separate low flush WC and a wash hand basins. (3.98m x 2.00m) (13'1"x 6'7")

Bedroom 7 3.98m x 3.68m (Max) (13'1"x 12'1")

This double bedroom benefits from ensuite facilities which consist of a walk in shower, low flush WC and a wash hand basin. (3.96m x 1.64m) (Max) (13'0"x 5'4")

Extras included in the sale: All floor coverings, blinds and fixed light fittings are included in the sale.

Grounds

The property benefits from easily maintained gardens to the front. The side and rear gardens are predominantly hard surfaced. A single integral lock-up garage measuring 3.35m x 6.40m externally is accessed from the front driveway.

The garden boundaries are partly defined in concrete block harled walling and part timber fencing.

Energy Performance Certificate

Current rating G (Certificate and report available on request).

Rateable Value/Council Tax Banding

The property has been assessed as a Residential Home and has a Rateable Value of £12,250. For further information regarding the Rateable Value or Council Tax Banding, if the property were to be converted into an alternative use or a dwelling house, please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No (01343) 541203.

Contaminated Land

The Moray Council's Environmental Health Section has advised that there is one site of possible concern shown in their database of potential contamination sources within 50 metres of 1 Doocot Way: an old mill dam 30 metres to the northeast, which may have been infilled. This milldam is at a level much below the level of Doocot Way and, hence, the risk to this property would be associated primarily with possible ground gas. However, there is no clear visible evidence of infill. Given the limited extent and thickness of possible infill in the milldam, and the distance and height difference between the milldam and Doocot Way, they consider the risk to the property to be low.

Potential contamination is therefore not considered to be a constraint in relation to the sale of this property.

Planning and Building Control

The property is potentially suited for use as a large private dwelling, guest house or as a residential institution.

The former use of the property as a residential institution for the provision of residential accommodation and care to people in need of care falls within Class 8 of the Town & Country Planning (Use Classes)(Scotland) Order 1997. Any proposals to use the property as a private residence, guest house or any other alternative use would require a change of use in terms of Planning and Building Control legislation which the applicant would require to obtain themselves. Similarly any proposal to alter or extend the building may require Planning Consent and Building Warrant which the purchaser must obtain themselves.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal application for Planning Consent and/or Building Warrant by the Moray Council.

For further advice on Planning issues please visit the Council's website via this link 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.

For further 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 Emma Dawson, Paralegal (Property & Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (01343) 563834 Email: emma.dawson@moray.gov.uk

Viewing

Arrangements to view can be made by contacting Alex Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566 or email alexander.burrell@moray.gov.uk or estates@moray.gov.uk

Offers

The property is available for purchase at a fixed price of £249,000.

Offers should be made in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email estates@moray.gov.uk

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.



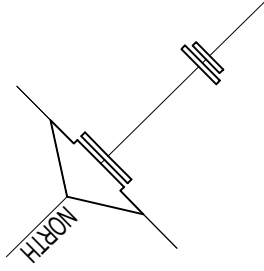
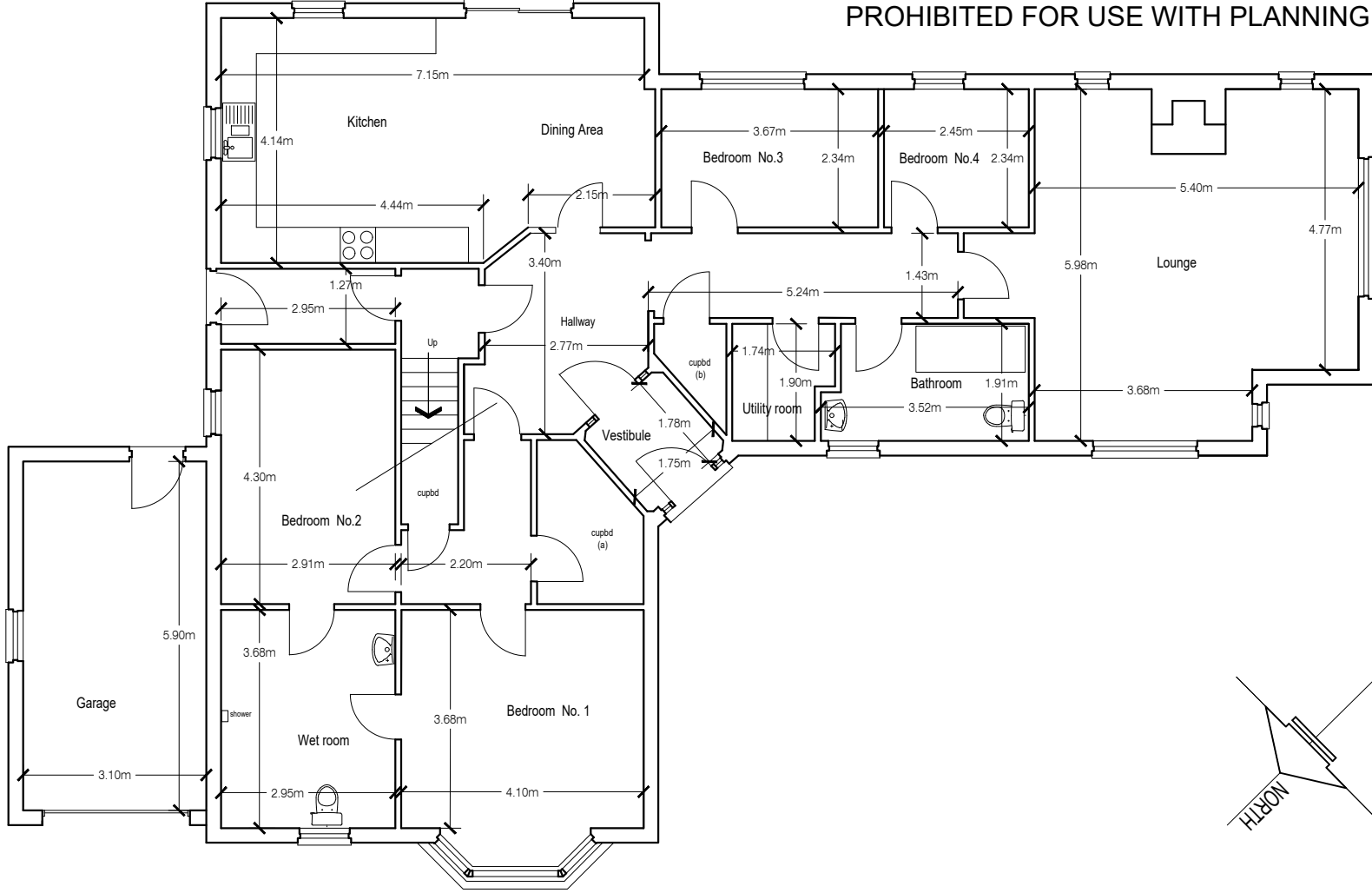
Lounge



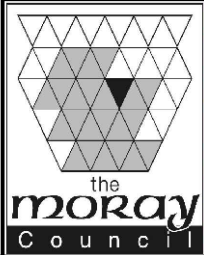
Kitchen

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.

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Ground Floor Plan



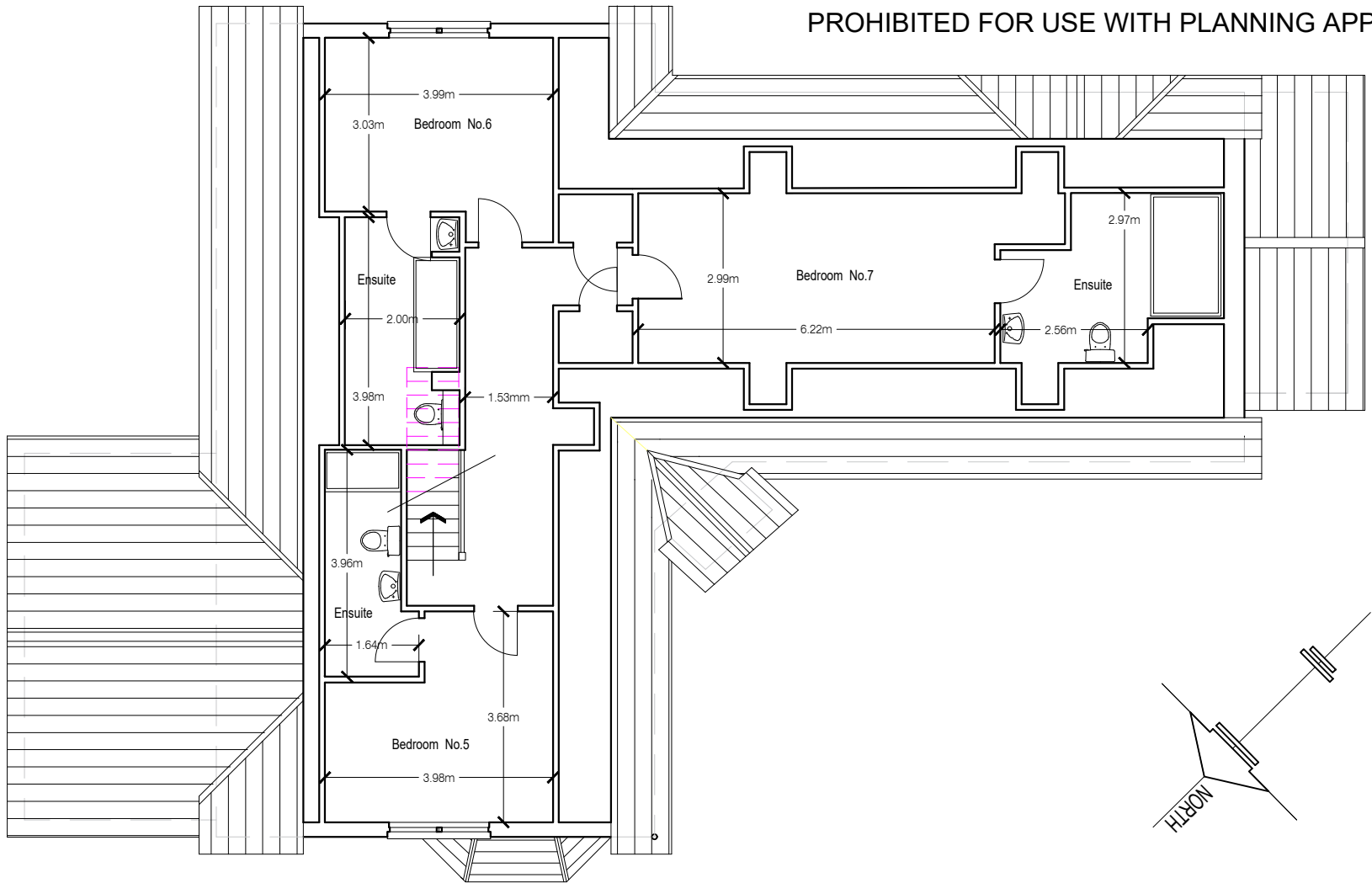
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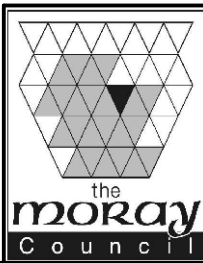
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Telephone: 01343 563281

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First Floor Plan



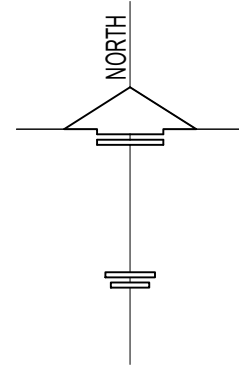
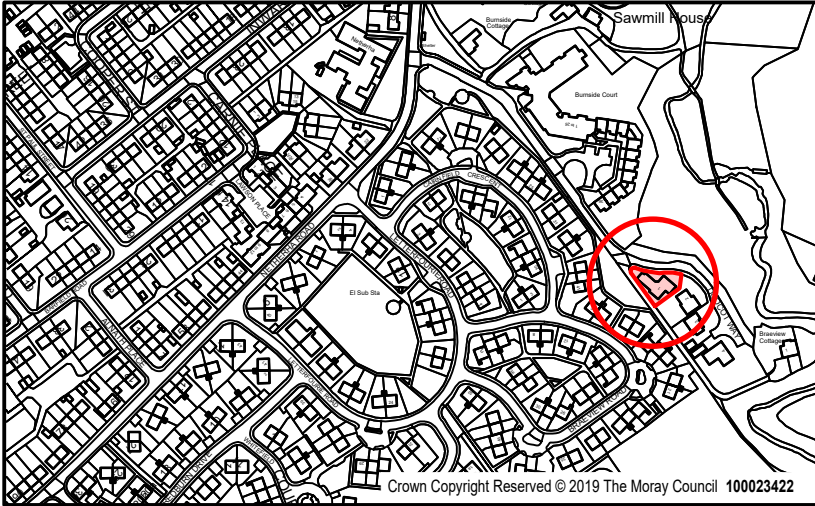
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LOCATION PLAN
1:5000



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