

Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

TAIGH FARRAIS, MACDONALD DRIVE, FORRES



Potential 5 Bed House

Offers over £210,000

This single storey 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 Forres town centre on a site extending to approximately 1,000 square metres (0.25 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 a lock block parking area for 4 -5 cars 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

Entrance Hall:	The L-shaped hallway provides access to the main accommodation.
Living room	5.57m (max) x 6.75m (18'3" x 22'2") With entry off the hallway, the living room has a large west facing feature bay window,
Bedroom 1	4.10m x 4.16m (13'5"x 13'8") Rear facing bedroom.
Bedroom 2	4.10m x 4.16m (13'5"x 13'8") Rear facing bedroom.
Bedroom 3	3.54m x 5.33m (11'7"x 17'6") Front facing bedroom with ensuite bathroom off.
Bedroom 4	2.66m x 5.32m (8'9"x 17'6") Front facing bedroom with ensuite shower room off.
Bedroom 5	2.66m x 5.32m (8'9"x 17'6") Front facing bedroom
Bathroom 1	3.46m x 2.73m (11'4"x 8'11") The bathroom benefits from 1 low flush WC, a wash hand basin and a bath and a shower.
W.C.	1.86m x 1.62m (6'1"x 5'4") The w.c benefits from a low flush WC and a wash hand basin.
Kitchen/Diner	An L shaped area with kitchen of 2.68m x 2.76m (8'9"x 9'0") and dining room of 4.03m x 4.75m (13'2" x 15'7") The kitchen faces out over the rear garden and is fitted with modern kitchen units.
Conservatory	3.03m x 3.26m (9'11" x 10'8") Access to the rear garden is available by way of a set of patio doors.

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



Lounge



Lounge



Kitchen

Grounds

The property benefits from easily maintained enclosed gardens to the the rear and a lock block parking area for 4 - 5 cars to the front.

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 carried out a screening and advised 'that potential contamination is not considered to be a constraint in relation to the sale of this property'. Further details of the contaminated land advice can be accessed via this [link](#).

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 Standards 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. 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 Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566 or email ian.walker@moray.gov.uk or estates@moray.gov.uk

Offers

Offers in excess of £210,000 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. 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

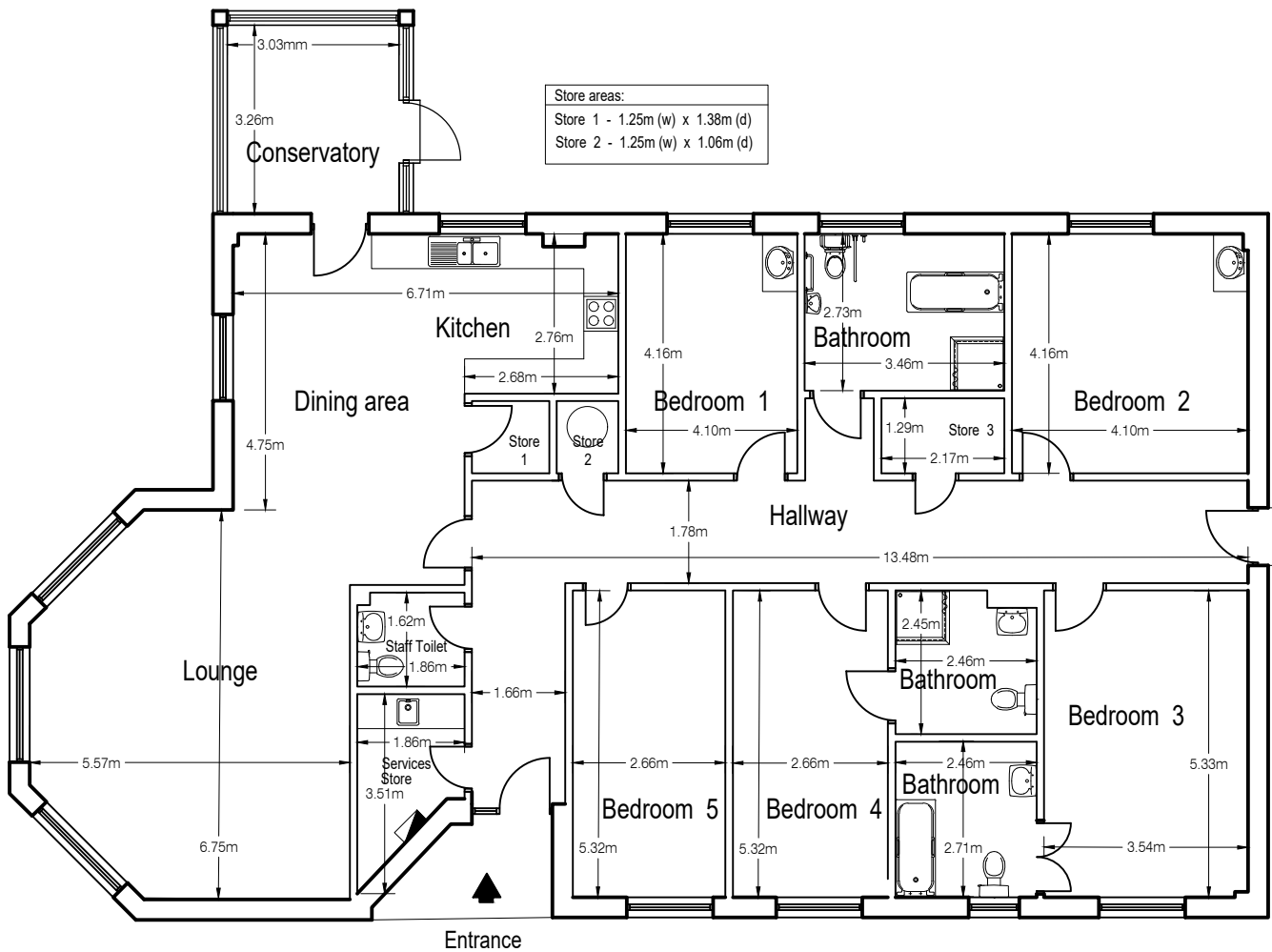
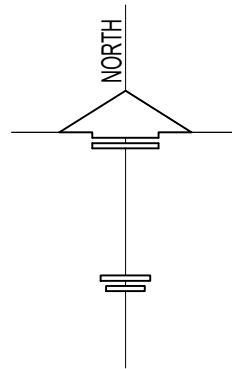
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to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



Views of enclosed garden

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



Floor Plan.



Property For Sale

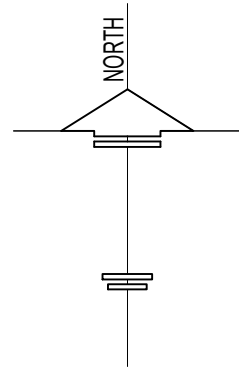
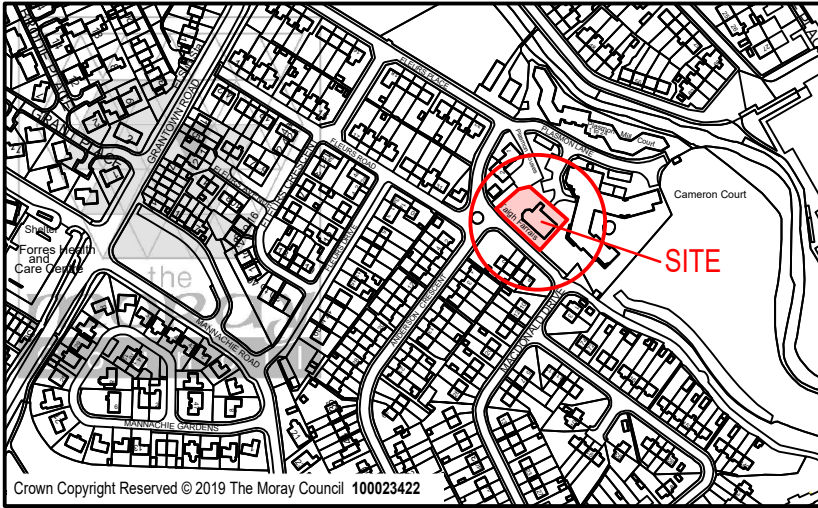
Taigh Farrais,
 MacDonald Drive,
 Forres.

Housing & Property Services
 Estates

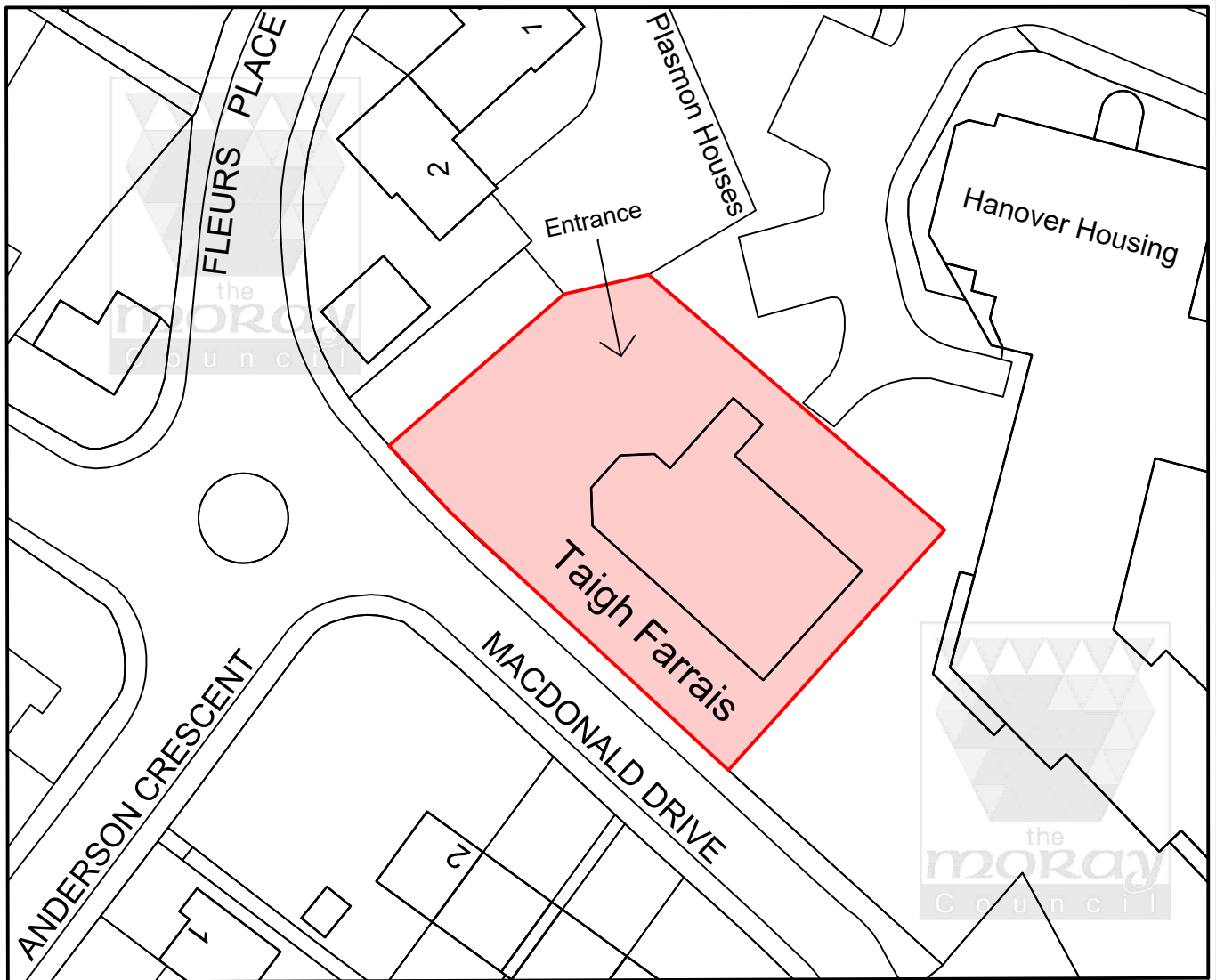
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The Moray Council
 Council Office, High Street, Elgin IV30 1BX
 Telephone: 01343 563281

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LOCATION PLAN
1:5,000



Property For Sale

**Taigh Farrais,
MacDonald Drive,
Forres.**

**Housing & Property Services
Estates**

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