



# The Moray Council Property Sales Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## FOR SALE

### RESIDENTIAL DEVELOPMENT SITE STATION ROAD, PORTESSIE, BUCKIE



**Offers to purchase are invited**

**Closing date: 12 noon on Monday 13<sup>th</sup> January 2020**

The site is situated in a quiet location one mile east of Buckie town centre on the outskirts of the town. It extends to approximately 0.59 hectares, is generally level and is currently mainly naturalised scrub with a public footpath/cycleway. There is open farmland to the south.

Planning guidance indicates it has capacity for a low density of 5 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 0.59 hectares (1.46 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 [pdf link](#), but purchasers should satisfy themselves as to the location, condition and suitability of all service supplies.

It is understood a pumped sewer runs through the site from east to west along the route of the cycleway/Station Road.

The Council will offer appropriate servitude rights over adjoining Council property where it is reasonably required to service the development.

### Access

Vehicular access would be expected to be taken from Station Road and to be to an adoptable standard. The access would require to be designed in a manner to be agreed with the Council to enable access to the Council's land immediately to the east (shown indicatively on the drawing available via this [pdf link](#)) for maintenance purposes in the short term, but also to facilitate access to potential future phases of development. The Council would retain servitude rights of access and services over the site in this respect.

### Contaminated Land

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

### Planning

The site has an environmental designation in the current Moray Development Plan, but has been designated as R10 in the new Proposed Local Development Plan with a guide that it is suitable for a low density development of 5 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/file123064.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  
Tel: 03001234561 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 Elaine Gutter, Solicitor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563022 Email: [elaine.gutcher@moray.gov.uk](mailto:elaine.gutcher@moray.gov.uk)

### Viewing

The site is open, but accompanied viewings can be arranged by contacting Alex Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, Tel No: 01343 563296 or email [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

Prospective purchasers should be aware of uneven ground and large uncultivated vegetation and take suitable precautions/care if visiting the site unaccompanied.

### Offers

**A closing date has been set for 12noon on Monday 13<sup>th</sup> January 2020.**

All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Council Offices, High Street, IV30 1BX, or email [estates@moray.gov.uk](mailto: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.

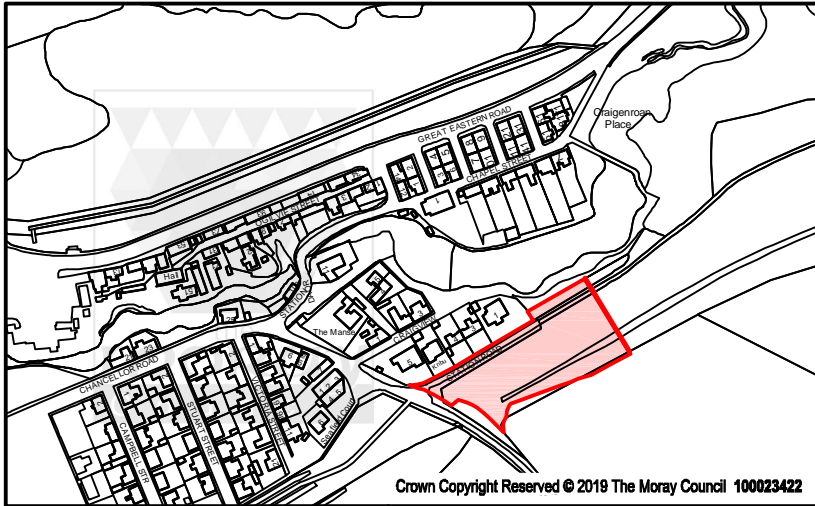
It should be noted that the Council is not obliged to accept the highest offer or any offer.

### Disclaimer

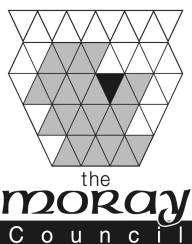
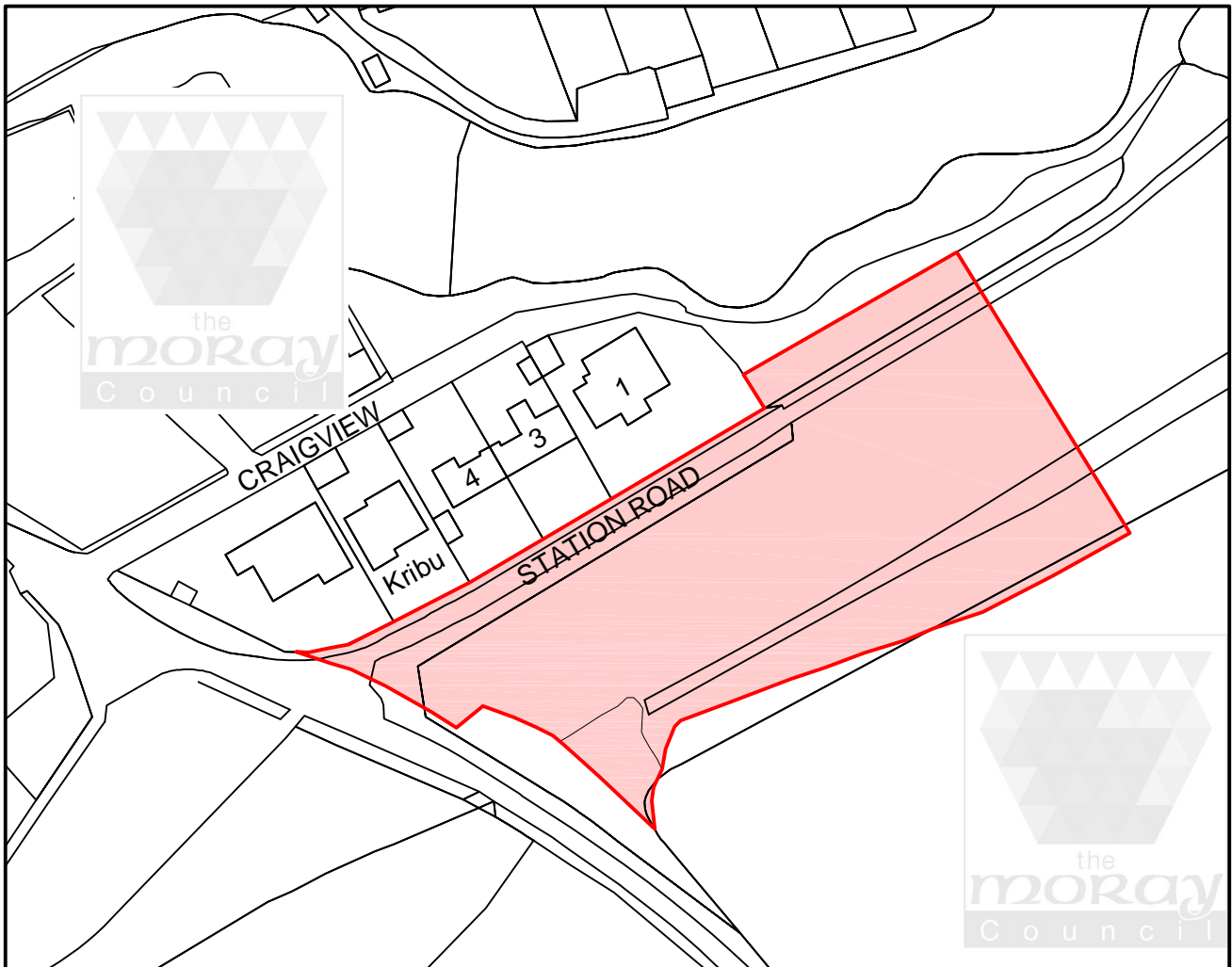
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to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

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Sale

**Land at Station Road,  
Portessie,  
Buckie.**

**Housing & Property Services  
Estates**

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