



The Moray Council Property Sales

Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

RESIDENTIAL / COMMERCIAL DEVELOPMENT SITE BANK STREET, BUCKIE



0.43 hectares (1.06 acres)

This level site, which commands a prominent position near the town centre, has been designated in the Moray Local Plan 2015 as an opportunity site suitable for development for business, storage and residential uses. To view the plan click on [Link](#).

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.

Description

This generally rectangular shaped level site is situated on the foreshore immediately north of Bank Street/High Street, Buckie with access from Bank Street at the south-west corner of the site. A secondary access may be available on the south-east corner onto Low Street, Buckie, subject to Planning Consent. The site's southern boundary consists of a concrete retaining wall. The Council will reserve a right of access to the wall for maintenance repair and renewal and accordingly no buildings will be permitted within 5 metres of the retaining wall. The northern boundary is an unfenced boundary 5 metres to the south of a public footpath and sea wall which forms part of the foreshore defences.

Services

The purchasers shall require to satisfy themselves regarding the availability of mains services, however, it is understood that these are available in the area. A pumped sewer crosses the northernmost and westernmost section of the site, the details and location of which are available upon request, although you should consult with Scottish Water for full details.

Planning & Building Control

The site has been designated in the Moray Local Plan as Site OPP4 and the plan indicates that it may be suitable for redevelopment for business, storage or residential use. The Moray Local Plan indicates that an archaeological structural recording or photographic record may be sought prior to any redevelopment, however, the Counties Archaeological Surveyor has confirmed that this is no longer required.

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, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Contaminated Land

Prospective purchasers are asked to note that the Moray Council has undertaken a Phase 2 Site Investigation to identify any contamination within the site. As a consequence of this report the Council does not feel that there is any significant impact from soil contamination that is likely to affect a commercial or industrial end use. A residential end use would, however, require further detailed investigation. There were also some issues identified in regard to potential pollution affecting the water environment, which will require additional investigations as part of any planning application. Anyone wishing to see a copy of the report should contact Alexander Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563 296

Rateable Value

The property has been assessed to have a rateable value of £9,900. For further information regarding rateable value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on elgin@grampian-vjb.gov.uk.

Title

The Council's Title to the property can be viewed by arrangement by contacting Elaine Gutcher, Solicitor (Property and Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563 022 elaine.gutcher@moray.gov.uk

Viewing

Arrangements to view can be made by contacting Alexander Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563 296 or email alexander.burrell@moray.gov.uk

Offers

Offers in the region of £140,000 will be 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 <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 tender label.

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

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.