



# The Moray Council Property Sales

## Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

# FOR SALE

**14/16 REIDHAVEN STREET, CULLEN**



**Closing date : 12 noon Monday 15<sup>th</sup> March 2021**

**Office and house with potential for residential development.**

**Offers over £105,000.**

This two storey property has been utilised as separate office and house. The property is currently in need of internal upgrading and is potentially suited for use as a large private house or for subdivision into two or more flats. The property overlooks Cullen town square with views to the Moray Firth to the north and the coast to the north-west.

*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 rubble stone and lime mortar walls with pitched timber roofs clad in slate with a section of felt shingles. The property is finished internally with plaster/plasterboard walls and ceilings with a mixture of carpeted, vinyl and bare timber floors. The property benefits from double-glazing and gas central heating. It is considered to be potentially suited for use as a private dwelling or for development as two or more flats. Externally there is a small paved drying area and shared path to rear. See this pdf [link](#) for layout and room dimensions.

## Ground Floor

Hallway: 1.87m x 5.82m (3ft 3" x 19ft 1")

The hallway opens into the main stair and provides access to the living room, bedroom 1 and under stair cupboard.

Livingroom: 3.61m x 3.7m (11ft 10" x 12ft 2")

With entry to the hall and kitchen, the living room has a gas fire with back boiler, small cupboard and the gas meter.

Bedroom 1: 2.1m x 3.7m (6ft 11" x 12ft 2")

Single bedroom with two small recessed cupboards with double-glazed window overlooking the rear passageway.

Kitchen: 3.44m x 4.17m (at widest and longest) (11ft 3" x 13ft 8")

The kitchen faces out to the front and side of the property and is fitted with kitchen units with recess for fridge, washing machine and cooker. The kitchen is serviced for both an electric and gas cooker.

Passageway: 1.1m x 5.09m (3ft 4" x 16ft 8")

The passageway provides access to the rear drying area through the side door and to two cupboards.

The following rooms are accessed externally although an interconnecting doorway exists which has been covered with plasterboard.

Hallway: 1.76m x 3.53m (5ft 9" x 11ft 7")

The hallway provides access to office 1 and a rear store area.

Office 1: 2.13m x 3.51m (7ft x 11ft 6")

The office faces out over the Millennium Garden and Town Square.

Store Area: 4.05m (at the longest) x 1.87m (13ft 4" x 6ft 1")

The store area faces out over the town square with views to the Moray Coast beyond.

### First Floor

Landing: 2m x 3.74m (6ft 7" x 12ft 3")

The landing provides access to the bathroom, box room, bedroom 2 and the stair to the ground floor. The meter cupboard and loft hatch are situated above the main landing.

Boxroom: 1.95m x 1.81m (6ft 5" x 5ft 11")

This room benefits from a Velux window and provides access to bedroom 3.

Bedroom 2: 3.91m x 3.41m at their widest point (12ft 10" x 11ft 2")

This room benefits from windows overlooking the town square and the coastline. The room has access to the landing and box room 2.

Boxroom 2: 1.95m x 4.09m (6ft 5" x 13ft 5")

Accessed from bedroom 2 or boxroom 1.

Bathroom: 1.91m x 2.37m at the longest (6ft 3" x 7ft 9")

The room has been fitted with an easy access shower with wet wall linings, linoleum floor and also benefits from a single WC and wash hand basin.

Office 2: 2.55m x 4.19m (8ft 4" x 13ft 9")

Office overlooks Reidhaven Street with two in-built cupboards.

Office 3:	3.59m x 3.55m (11ft 9" x 11ft 8") Office overlooks Reidhaven Street with access to store room and provides hatch access to the loft space. Electric Meter Cupboard.
Store:	1.67m x 2.37m (5ft 6" x 7ft 9")
Toilet:	1.05m x 2.4m (3ft 5" x 7ft 10") Low level flush WC with wash hand basin accessed from main hall.
Hall/Reception Area:	Access corridor with cupboard off providing access to the toilet, office 1, office 3 and stairway to the ground floor.

All floor coverings, fitted light fittings are included in the sale.

### Grounds

The property benefits from a slabbed access and drying area at the south and west side of the building. The access is shared with the adjoining buildings to the west. See this PDF [link](#) for a plan of the site.

### Energy Performance Certificate

An Energy Performance Certificate and Report have been commissioned and a copy may be obtained once the report is received.

### Rateable Value/Council Tax Banding

14 Reidhaven Street (office elements on ground and first floor) have a Rateable Value of £1,600.

16 Reidhaven Street (residential element) has a Council Tax Banding of A.

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](mailto:elgin@grampian-vjb.gov.uk).

## Contaminated Land

Moray Council's Environmental Health Section has advised that the only recorded contamination source within 50 metres of the subjects is an above ground heating oil tank, which was previously located adjacent south-east of No 14. However, this source has been investigated and no evidence of contamination was reported. As such there is no evidence of contamination and therefore it is 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 or for conversion for two or more flats. However, any proposals to use the property other than for its existing purposes 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.

Further advice on Planning issues is available via this link

[http://www.moray.gov.uk/moray\\_standard/page\\_41734.html](http://www.moray.gov.uk/moray_standard/page_41734.html) You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk) Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link

[http://www.moray.gov.uk/moray\\_standard/page\\_79069.html](http://www.moray.gov.uk/moray_standard/page_79069.html) You can also contact the Council's Building Standards Service - Email: [buildingstandards@moray.gov.uk](mailto:buildingstandards@moray.gov.uk) Tel: 0300 1234561 Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

## 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, e-mail: [emma.dawson@moray.gov.uk](mailto: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 01343 563296 or e-mail [alexander.burrell@moray.gov.uk](mailto:alexander.burrell@moray.gov.uk) or [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

## Offers

**A closing date has been set for 12 noon on Monday 15<sup>th</sup> March 2021.**

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). 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 is not obliged to accept the highest offer or any offer.

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 regard to the accuracy of any statements contained in the above particulars.

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.