

The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

HOSTEL, 11 CLUNY SQUARE, BUCKIE



Offers over £79,000

This 3 storey former Council hostel is situated in Buckie town centre on a site extending to approximately 0.057Ha (0.14 acres). The property is suited for use as either a large home/guest house or as an HMO (house in multiple occupation). The property also benefits from a garden with extensive outbuildings.

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.

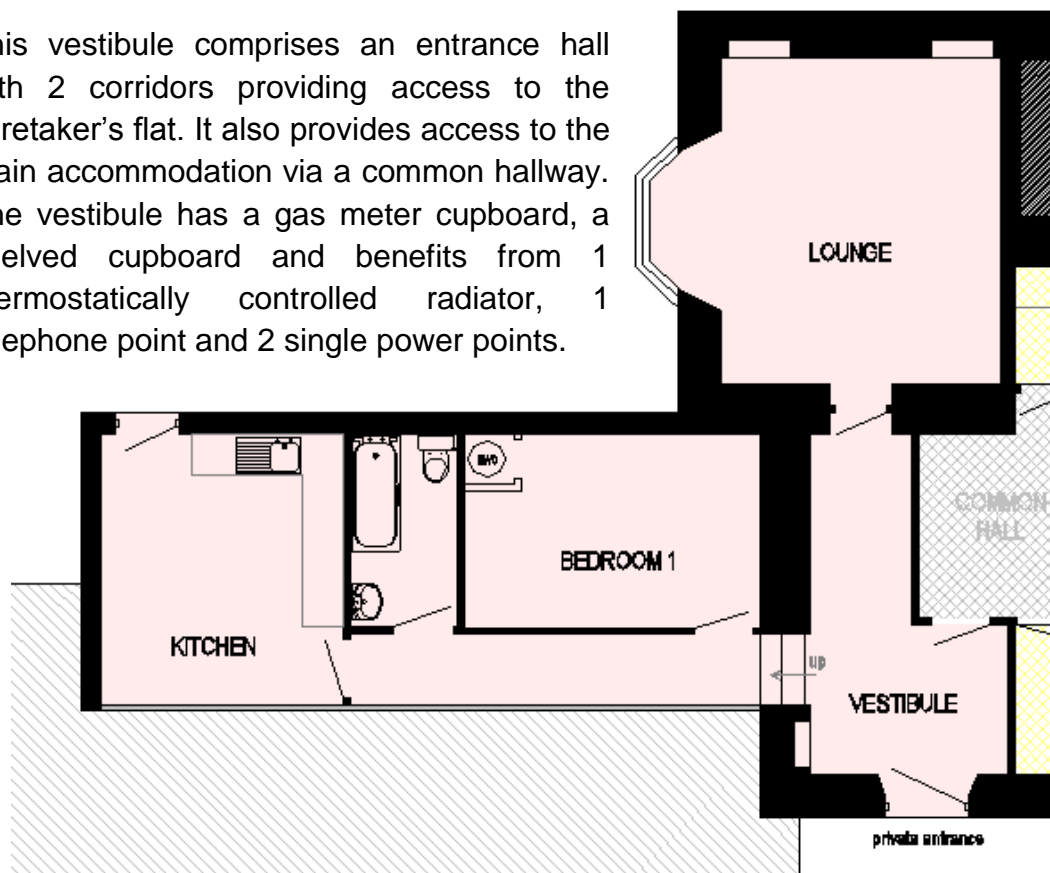
General Description

The property requires redecoration, re-carpeting and some repairs. The property benefits from double glazing and gas central heating throughout and has been fitted out for use as a hostel which provides various choices for its future - use either as a home/Guest House or as a 'house in multiple occupation'. See the attached plan for room dimensions and the building layout.

Ground Floor

Caretaker's Flat

Vestibule: This vestibule comprises an entrance hall with 2 corridors providing access to the caretaker's flat. It also provides access to the main accommodation via a common hallway. The vestibule has a gas meter cupboard, a shelved cupboard and benefits from 1 thermostatically controlled radiator, 1 telephone point and 2 single power points.



Living room: With entry off the vestibule corridor, the living room has a large bay window, 2 shelved cupboards, a closed off fireplace and benefits from a TV point, 2 thermostatically controlled radiators and 2 double power points.

Kitchen: The kitchen benefits from a linoleum covered floor, base & wall units with a stainless steel sink & drainer, 3 double and 3 single power points, 1 thermostatically controlled radiator, an electrical cooker point and plumbing/wiring for a fridge, tumble dryer and washing machine.

Bedroom: The bedroom benefits from a carpeted floor, 1 thermostatically controlled radiator, 2 double power points and a shelved cupboard containing an immersion heater.

Bathroom: The bathroom benefits from a linoleum covered floor, 1 thermostatically controlled radiator, shaver point, 1 low flush WC, a wash hand basin and a bath.

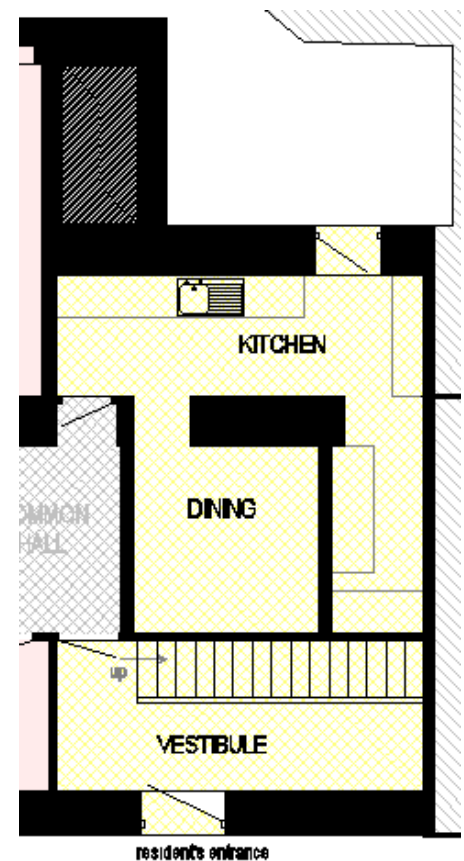
Ground Floor

Main Accommodation

Vestibule: The vestibule comprises a carpeted entrance with a staircase leading to the first floor accommodation. It grants access to the kitchen / dining room via a common hallway and has an electric meter cupboard, 1 thermostatically controlled radiator, a mains powered fire alarm control panel and 2 power points

Kitchen: Accessed from a common hallway, the L-shaped kitchen has been fitted with numerous wall and base units with a stainless steel sink and drainer. The room benefits from 4 double and 2 single power points, 1 thermostatically controlled radiator, an electrical cooker point and is plumbed for a washing machine.

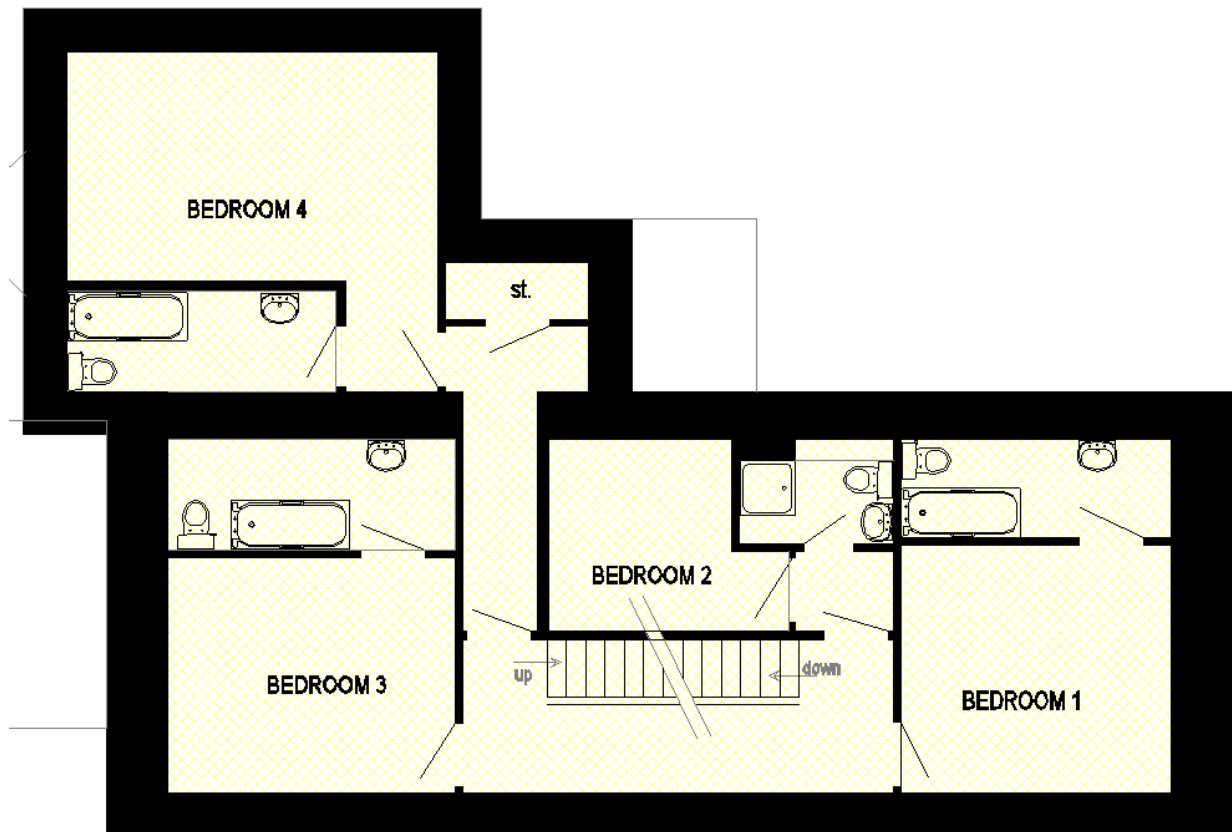
Dining Room: Accessed off the kitchen this area benefits from a thermostatically controlled radiator, 1 double power point and an Xpelair.



First Floor

Landing: The landing provides access to all of the first floor rooms as well as the stairs to the second floor. The landing benefits from 1 power point and 1 thermostatically controlled radiator.

Bedroom 1: This double bedroom benefits from 1 thermostatically controlled radiator, 2 double power points a TV point, a telephone socket and ensuite facilities. Ensuite facilities consist of a bath, low flush WC and a wash hand basin.



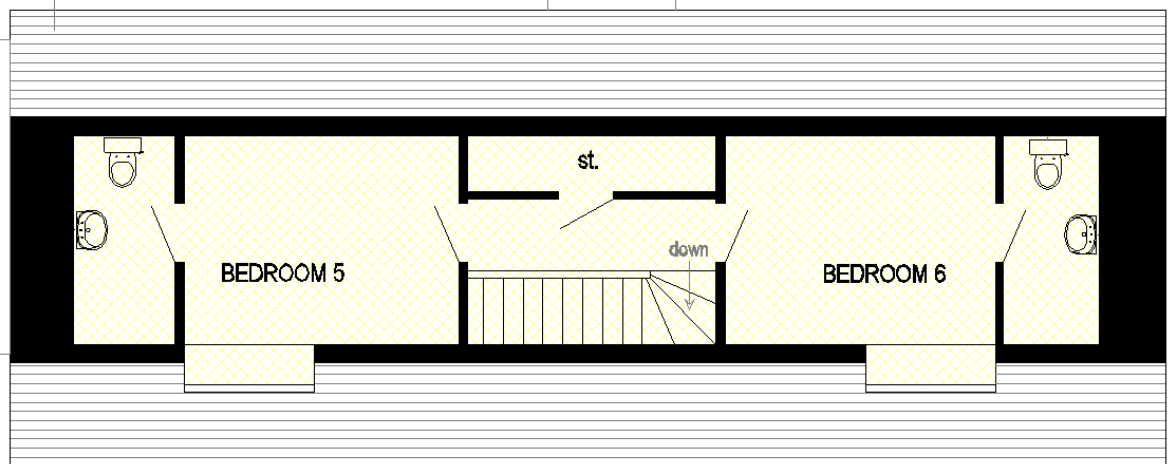
Bedroom 2: Accessed off the landing via a small hall, this box or single bedroom room benefits from 1 thermostatically controlled radiator, 2 double power points a TV point, a telephone socket and ensuite facilities. Ensuite facilities consist of a shower, low flush WC and a wash hand basin.

Bedroom 3: This double bedroom benefits from 1 thermostatically controlled radiator, 2 double power points a TV point, a telephone socket and ensuite facilities. Ensuite facilities consist of a bath, low flush WC and a wash hand basin.

Bedroom 4: Accessed off the landing via a private corridor. This double bedroom benefits from 1 thermostatically controlled radiator, 2 double power points, a TV point, a telephone socket, a shelved cupboard and ensuite facilities. Ensuite facilities consist of a bath, low flush WC and a wash hand basin.

Second Floor

Bedroom 5: Accessed off the second floor landing, this double bedroom benefits from 1 thermostatically controlled radiator, 2 double power points a TV point, a telephone socket and ensuite facilities. Ensuite facilities consist of a low flush WC and a wash hand basin served by an instantaneous hot water heater.



Bedroom 6: Accessed off the second floor landing, this double bedroom benefits from 1 thermostatically controlled radiator, 2 double power points a TV point, a telephone socket and ensuite facilities. Ensuite facilities consist of a low flush WC and a wash hand basin served by an instantaneous hot water heater.

Grounds

The property benefits from a walled garden with a single lock-up garage of timber panel construction measuring 6.1m x 3.1m externally and vehicular access from Cluny Lane.

The garden has 5 garden stores of stone and concrete block construction with corrugated cement mono-pitch roofing, timber doors and concrete floors. The sheds have a combined gross external measurement of 21.9m by 2.45m.



Energy Performance Certificate

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

Rateable Value/Council Tax Banding

The property has been assessed as a hostel with individual bedrooms being assessed as having a Council Tax Band A and the common areas assessed as commercial premises and having a Rating Assessment Value of £2,900. For further information regarding the Rateable Value or Council Tax Banding please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No (01343) 541203.

Planning and Building Control

The former use of the property as a hostel falls within Class A of the Town & Country Planning (Use Classes)(Scotland) Order 1997. Planning Permission would not therefore be needed for similar uses such as an HMO, however, any proposals to use the property as a private residence / guest house would require a change of use in terms of the 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 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

There is a right of access and egress over the garden ground to Cluny Lane in favour of the ground floor shop premises for emergency fire exit purposes.

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.

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.

Offers

Offers in excess of £79,000 are invited to purchase the property. All parties who confirm in writing to Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566 that they are interested in submitting an offer will be sent details of the procedure for the submission of an offer. It should be noted that the Council are 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 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.