

The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

MAYBANK, ST. CATHERINE'S ROAD, FORRES



Offers over £259,995

This former 2 storey Mansion House which has in recent years been used as a home for adults with learning difficulties is situated in a predominantly residential area close to Forres town centre on a site extending to approximately 0.0951Ha (0.0.23 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 an attached garage, off street parking in the front garden, and an enclosed rear garden with 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 comprises the original stone building with a part pitched and slated roof and part flat timber roof clad in lead sheet with a two storey extension of concrete block construction with a Mansard style roof built on the western elevation in the 1970's. A separate stairwell extension, giving access to the first floor, is of concrete block wall and flat roof construction is located on the southern elevation. A further single storey conservatory type extension of concrete block construction and a fibreglass clad flat roof was added to the western elevation in the early 1980's. The original property was fitted out to high standards with ornate cornicing and plasterwork to many of the rooms and pitch pine finishes to walls, skirting, doors and the main staircase. It now requires redecoration, re-carpeting and some upgrading and modernisation. The property benefits from double glazing and oil central heating throughout and has been fitted out for use as a hostel. 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

Vestibule:	The vestibule opens into a hallway providing access to the main accommodation.
Bathroom	The bathroom benefits from 1 low flush WC, a wash hand basin and a bath. There is also a separate shower cubicle.
Living room	With entry off the hallway, the living room has a large front facing bay window,
Bedroom 3	Front facing double bedroom which benefits from a 3 piece ensuite shower room off.
Bedroom 1	Rear facing room and benefits from a 3 piece ensuite shower room off.
Bathroom:	The wet floor bathroom benefits from a walk in wet room shower area, 1 low flush WC, a wash hand basin and a bath.
Dining Room	The dining room is located in the rear extension and provides access into both the kitchen and conservatory.
Kitchen:	The kitchen faces out over the rear garden and is fitted with reasonably modern kitchen units. Access to the rear garden is available by way of an external ramp.
Conservatory	The conservatory is accessed through the dining room and overlooks the back garden through window units on three sides.
Boiler Room	The central heating and hot water tanks are located in a boiler room positioned between the stairwell and kitchen.
Laundry Room	Previously used as a laundry this internal room could be used for storage.

First Floor

- Landing: The landing provides access to all of the first floor rooms in the original building with access into the rear extension taken from the half landing.
- Bedroom 7 This small double bedroom was last used as an office. Ensuite facilities consist of a self-contained shower and separate low flush WC and a wash hand basin.
- Bedroom 6 This double bedroom room benefits from ensuite facilities which consist of a shower, low flush WC and a wash hand basin.
- Bedroom 5 This double bedroom benefits from ensuite facilities which consist of a shower, low flush WC and a wash hand basin.
- Bedroom 4 This small double benefits from ensuite facilities which consist of a shower, low flush WC and a wash hand basin.
- Bedroom 8 This single bedroom was last used as an office. Ensuite facilities consist of a self-contained shower and separate low flush WC and a wash hand basin.

The rooms in the rear extension were last used as a self contained flat for staff on duty and are made up as set out below.

- Living Room Rectangular shaped room with window overlooking the rear garden.
- Kitchen The kitchen, in the form of a galley style benefits from modern units.
- Bedroom This single bedroom overlooks the back garden.
- Bathroom The bathroom benefits from a walk in wet room shower area, 1 low flush WC, a wash hand basin.

Grounds

The property benefits from a front garden which has been hard surfaced to create off street parking. A tall hedge gives privacy from the adjoining road. A single attached lock-up garage of concrete block construction with stone facade measuring 6.30m x 3.45m externally is accessed from the front driveway.

The rear garden boundaries are partly defined in stone walling and part timber fencing.

The rear garden has two stores, one of stone and slate construction with the other a timber shed with bitumen felt roof. The stores have a combined gross external measurement of 21.9 square metres.

Energy Performance Certificate

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

Rateable Value/Council Tax Banding

The property has been assessed as a Residential Care Home and has a Rating Assessment Value of £12,750. For further information regarding the Rateable Value or Council Tax Banding, if the property were to be converted into an alternative use or as 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 Environmental Health Section was instructed to provide advice on the potential of any contamination on the site. Their report states that the property was built as a residence around 1890 on what was undeveloped land. They have also advised that there is no record of uses on this site or in the immediate vicinity likely to give rise to contamination on this site. Hence, there appear to be no contamination constraints affecting the property.

Potential Use

A pre application response from a planning enquiry stated that there may be scope to use the building as a house (Class 9), residential institution (Class 8), or guest house (class 7) but that the details of any proposal would have to be carefully considered. The Planners advised that there may also be potential for other uses but that these would have to be considered on their individual merits.

Planning and Building Control

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 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 any Planning issues please visit the Council's web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer Tel: 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

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 estates@moray.gov.uk

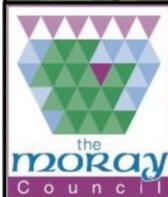
Offers

Offers in excess of 259,995 are invited to purchase the property.

All parties interested in submitting an offer should note their interest with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566.

Disclaimer

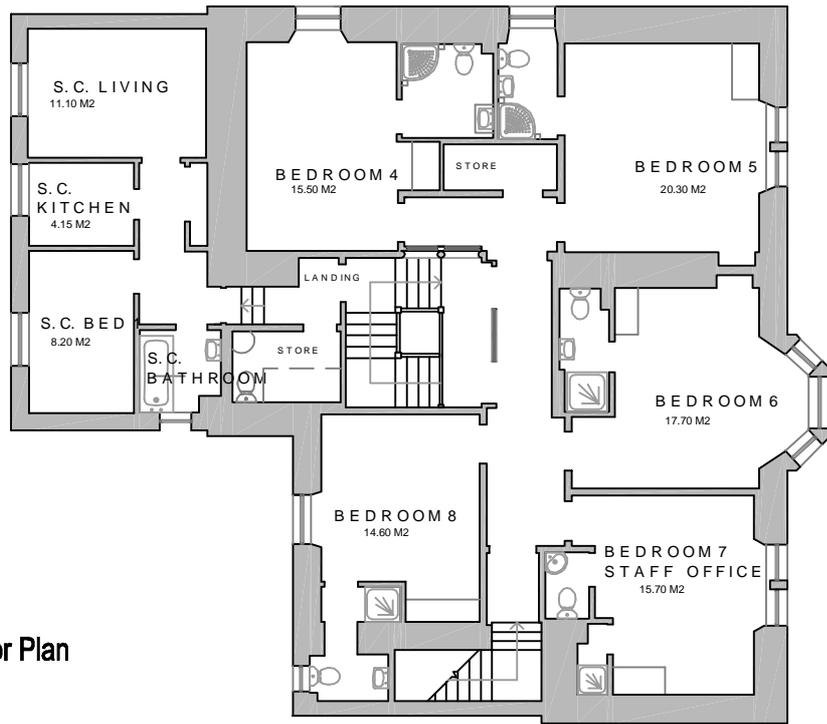
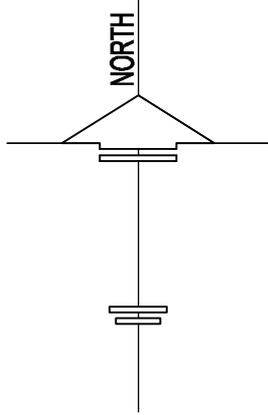
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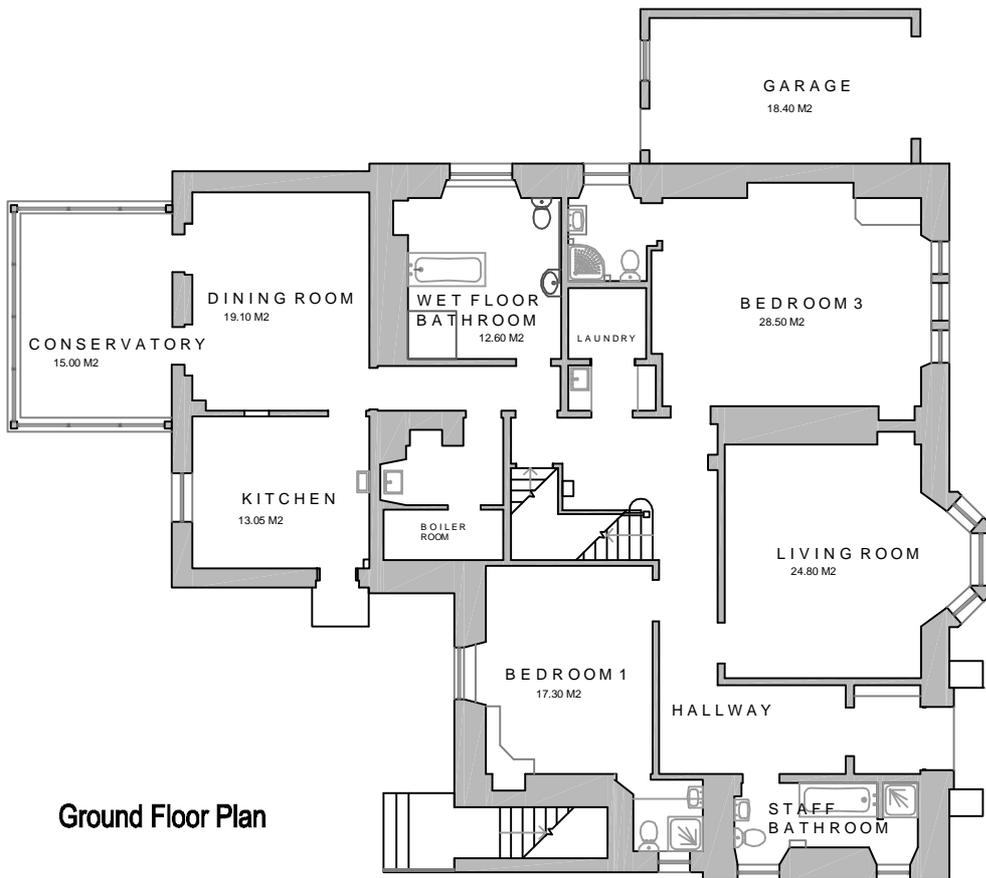
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First Floor Plan



Ground Floor Plan

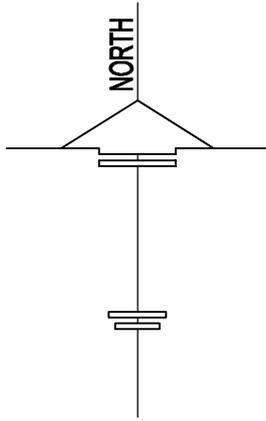


Maybank,
St. Catherine's Road,
Forres.

Housing & Property Services
Estates

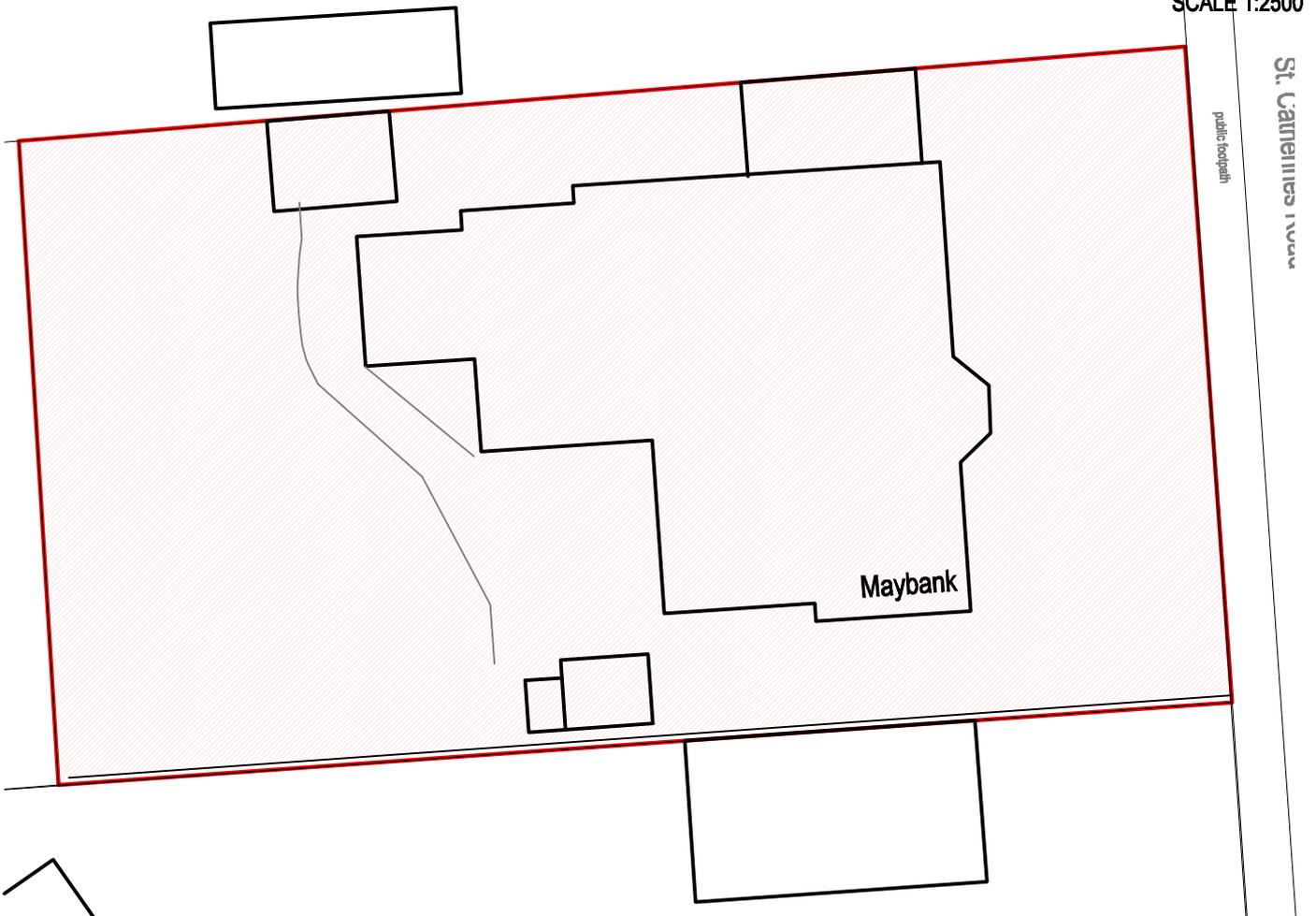
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The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 01343 563281



LOCATION PLAN

SCALE 1:2500



Area outlined in red extending to 951sq.m or thereby



**Maybank,
St. Catherine's Road,
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Housing & Property Services
Estates

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