

The Moray Council Property Sales

Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

RESIDENTIAL DEVELOPMENT SITE (WITH PLANNING PERMISSION IN PRINCIPLE)



LAND ADJACENT 31 GRAMPIAN ROAD, ELGIN


This property is situated on the north side of Grampian Road within an area of mixed uses close to Elgin town centre. The site extends to 880m² or thereby.

OFFERS OVER £49,000 ARE INVITED.

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.

Planning

Planning Permission in Principle was granted on 6th June 2019 to erect a 'single storey dwellinghouse and associated works' (Ref: 19/00406/PPP).

Click [here](#) to view  (294kb). For advice on Planning issues please visit the Council's website via this link <http://www.moray.gov.uk/downloads/file123066.pdf> or contact the Duty Officer, Development Control Section, The Moray Council. Tel: 0300 1234561 between 2pm and 4pm Monday to Friday.

For advice on Building Warrant issues please contact the Duty Officer, Building Standards, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Tel: 0300 1234561 between 2pm and 4pm Monday to Friday.

Services

It is understood that mains water, drainage, electricity, gas and telephone services are in close proximity to the site. Indicative drawings can be accessed via this [link](#) although purchasers are required to satisfy themselves as to the availability, condition and suitability of all service connections.

Environmental Protection Act

The Council has obtained Stage 1 & Stage 2 Environmental Risk Assessment reports to assess possible contamination of the site and the suitability of the site for residential development. The consultants concluded that the risks associated with the redevelopment of the site have been assessed as very low to low. These reports are available via this [link](#). Accordingly the Council considers it has provided sufficient information for purchasers to decide whether to proceed with the purchase of the property and accept all liability for this property in terms of Contaminated Land legislation.

Title

The Council's Title to the property can be viewed by arrangement by contacting Elaine Gutcher, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel: 01343 563022, Email: elaine.gutcher@moray.gov.uk

Viewing and Further Information

The site can be easily seen, but accompanied viewings can be arranged by contacting Tim Barry Estates Surveyor, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel: 01343 563295.

Price

Offers over £49,000 are invited to purchase the property. All parties interested in submitting an offer should note their interest with the Estates Manager, Estates Service, The Moray Council, Council Offices, High Street, Elgin IV30 1BX.

Tel: 0300 1234566 or email: estates@moray.gov.uk

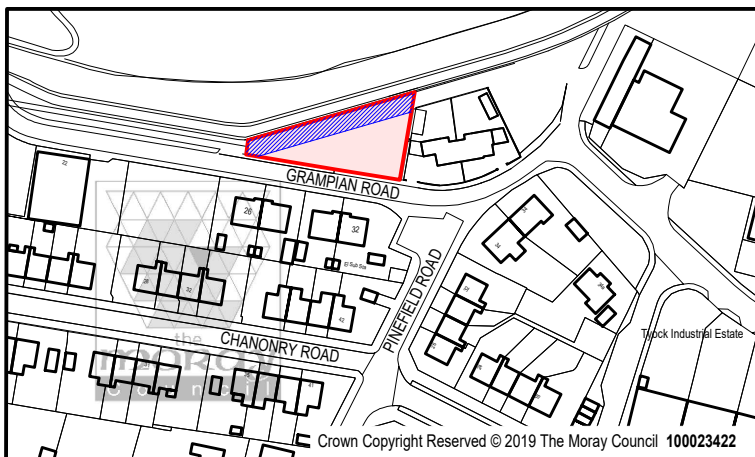
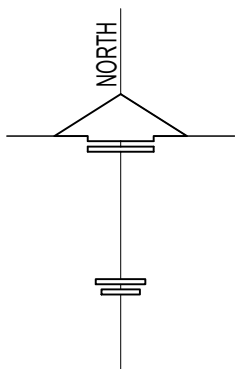
It should be noted that the Council is not obliged to accept the highest offer or any offer.

Disclaimer

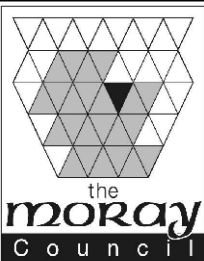
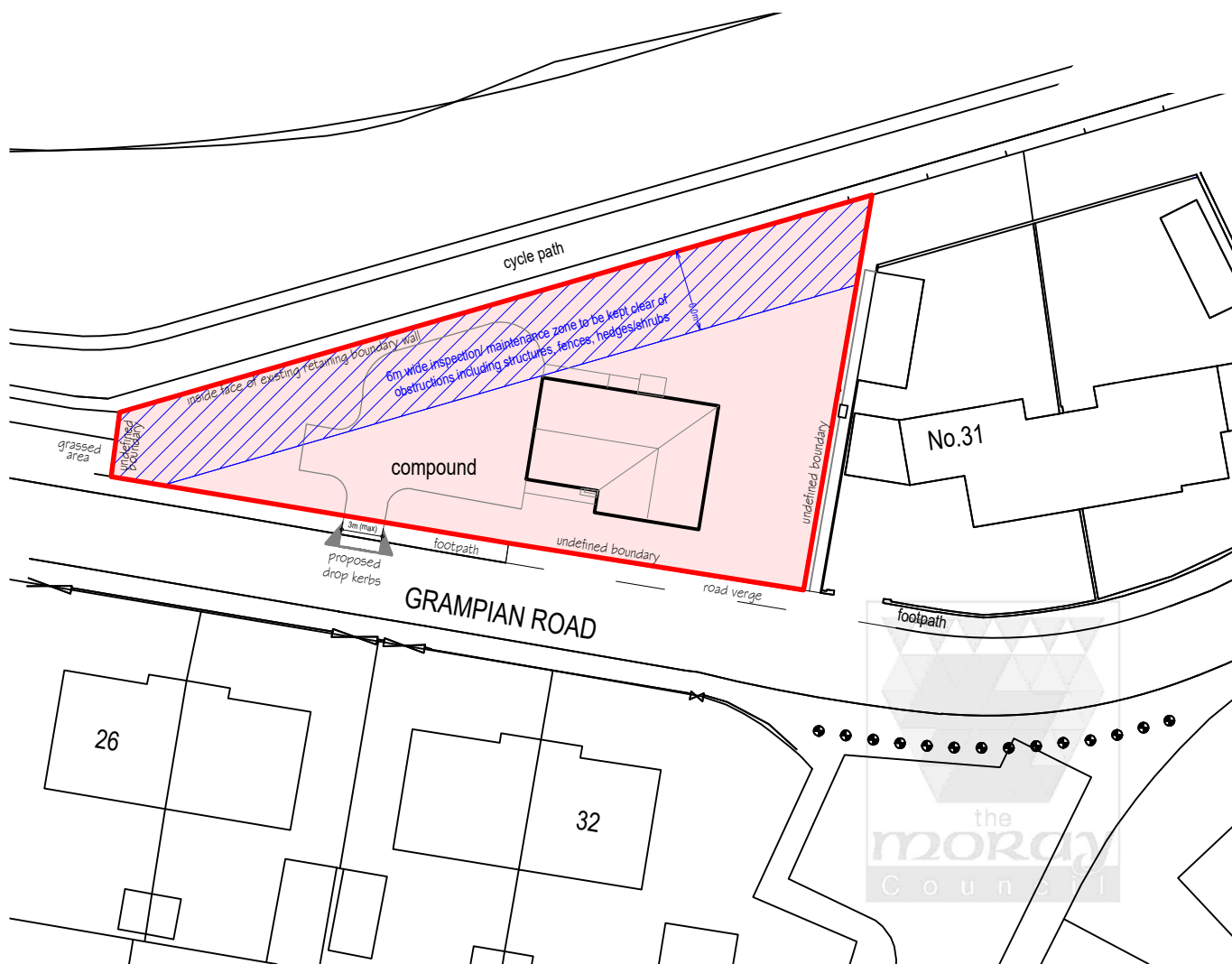
This information does not constitute a representation, warranty or offer and will not form part of any contract, which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regard to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



LOCATION PLAN
SCALE 1:2500



Property for Sale
**Land West of
31 Grampian Road,
Elgin.**

**Housing & Property Services
Estates**

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