



Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

AUCHERNACK HOUSE, HIGH STREET, FORRES



Closing date set 12 noon on Wednesday 11th January 2023

FORMER OFFICE PREMISES WITH RESIDENTIAL REDEVELOPMENT POTENTIAL

Offers in the region of £100,000 are invited to purchase property

A former Home for the Elderly, latterly converted to offices, located on the edge of Forres town centre in an area of mixed retail, commercial and residential uses. The property comprises a 2 storey and basement, stone, rendered building with a slate roof, built late 19th century, with 2 storey flat roof extension added circa 1970. Large surfaced car parking to the rear.

Further photos accessed by this [link](#).

Any parties intending 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.

Site

The site which extends to approximately 2,300m² including a vehicle access from the High Street (a plan can be accessed via this [link](#)). There is a surfaced car park, marked out for 15 vehicles to the rear of the property, with pedestrian access to a lower area of rough grass/shrubs. Gardens to the front also include a flagpole.

Description/Services

The property has PVC double glazed windows with security and fire exit doors and the main flat roof has a Sarnafil covering.

It is served by mains electricity, gas, water and sewerage and a gas-fired boiler provides heating to a wet radiator system with individual thermostatic control valves.

There are intruder and fire alarm systems, with emergency lighting and part of the ground floor benefits from an induction loop hearing system. A lift serves all 3 storeys.

Large parts of the property have suspended ceilings and most of the accommodation has fluorescent tube lighting with diffusers. Electric trunking provides ample sockets and IT connections, whilst the floor coverings consist mainly of hard wearing carpets.

Purchasers are required to satisfy themselves as to the condition and suitability of all services.

Accommodation

The front access leads into the ground floor which consists of reception areas, 9/10 offices, storage areas, and toilets.

Stairs and a lift lead to the first floor which has 13 offices/meeting rooms, a kitchen and toilets.

The basement is accessed internally by stairs and a lift, as well as from the car parking to the rear of the property. It consists of 7 stores, plus meeting and staff rooms, kitchen and toilet.

Floor plans can be accessed via these links: [Basement](#), [Ground](#) and [First](#).

Approximate Gross Internal Areas are as follows:-

Basement – 229 m²

Ground Floor – 315 m²

First Floor - 280 m²

Deflection in upper floors and evidence of damp penetration around the rear pedestrian access door and w.c. should be noted.

Energy Performance Certificate

An Energy Performance Certificate has been obtained for the premises and is currently rated "B". A copy of the Certificate and the Recommendation Report is available via this [link](#).

Planning and Potential Use

The current authorised planning use is within Class 4 (Business) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 so the property can be used as Offices (excluding use within Class 2 – financial, professional or other services) or Research and Development or for Industrial purposes. Any of the uses must be able to be carried out in a residential area without detriment to the amenity of that area.

The site does not fall within any specific land use designations in the Local Development Plan but may be potentially suitable for a range of uses appropriate to its prominent town centre location. Given its location the property is considered potentially suitable for conversion to residential uses subject to planning consent.

Please note that the property is located within the Forres Conservation Area so any proposed alterations or redevelopment will also require Conservation Area Consent.

For further advice on Planning issues please contact the Council's Planning Service:- Development Management, Economic Growth & Development, Moray Council PO Box 6760, Elgin IV30 9BX Tel: 0300 1234561 or email: development.control@moray.gov.uk

Building Control

Any proposal to alter, extend or change the use of the existing buildings would require a Building Warrant which the purchaser must obtain.

For further advice on Building Regulations issues please contact the Council's Building Standards Service:- Building Standards, Environmental Services, Moray Council PO Box 6760, Elgin IV30 9BX Tel: 0300 1234561 or email: buildingstandards@moray.gov.uk

Rateable Value

The property has a Rateable Value of £37,750. 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.

Contaminated Land

The Moray Council Environmental Health Section has advised that recorded contaminative uses within 50 metres of the property are:

- Timber yard, adjacent west (1869 Ordnance Survey map); and
- Former underground petrol tanks, 35 metres southeast (from petroleum licence records).

Given the local topography and geology these potential sources are not considered to represent a significant risk of contamination on this property. This information is considered to be sufficient for a purchaser to satisfy itself and accept responsibility for the property in terms of Contaminated Land legislation.

Title

The Council's Title to the property can be viewed by arrangement by contacting Emma Dawson, Paralegal (Property and Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email: emma.dawson@moray.gov.uk

Viewing

Arrangements to view can be made by contacting Tim Barry, Graduate Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 07779 999233 or email tim.barry@moray.gov.uk or estates@moray.gov.uk

Offers

Closing date has been set for 12noon on Wednesday 11th January 2023

Offers in the region of £100,000 are 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 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.

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 parties intending to submit an offer 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 the 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 in to by way of missives between respective solicitors.