



Moray Council Property Sales

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

FLATS 2, 4, 6 & 8 SHANKS LANE, BUCKIE.



Closing date set for 12 noon on Thursday 14th September 2023

OFFERS ARE INVITED

Four one bed flats on first and second floor levels situated in Buckie town centre. The accommodation comprises an entrance hall, living room, kitchen, single bedroom and bathroom. The properties benefit from double-glazing, gas central heating and a shared drying green.

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.

Accommodation

First Floor – 2 Shanks Lane

Room Description

Hallway

Uncovered timber floor, painted plaster walls and ceilings with access to two cupboards. Front door is a composite security door with multi point locking system. Hallway grants access to all other rooms via flush faced timber doors. Services include single 13 amp socket, single hot water radiator and intercom handset.

Kitchen

2.25m x 3.00m. Timber floor with linoleum covering, painted plaster walls and ceiling, fitted kitchen units comprising two double and two single floor units and one double and two single wall units. Services include four double 13 amp sockets, gas boiler, expelair, carbon monoxide detector, smoke detector, single double-glazed window with timber frame and stainless steel sink with drainer.

Livingroom

4.43m x 5.58m + 2.00m diameter tower room. Timber floor with carpet covering, painted plaster walls and ceiling, two timber framed double-glazed windows plus five-sided double-glazed timber window forming semi-circular bay window. Room set out as a rectangular room with archway to tower area. Services include three double 13 amp sockets, BT master socket, two hot water radiators and two pendant light fittings.

Bedroom

4.42m x 3.86m. Timber floor with carpet covering, plaster walls and ceiling with two double-glazed timber framed windows. Services include two double 13 amp sockets, one hot water radiator and one pendant light.

Bathroom

1.7m x 2.48m. Timber floor with linoleum covering, plaster walls and ceiling, one close coupled WC, one white bath and one wash hand basin with pedestal. Services include one bulkhead light fitting and one shaver socket.



Kitchen



Living room

First Floor - 4 Shanks Lane

Room Description

Hallway

Timber floor carpeted and painted plaster walls and ceiling. Front door is a composite security door with multi point locking system. The hallway provides access to two cupboards and the four remaining rooms via four flush faced timber doors and two glazed hardwood framed doors. Services include one 13 amp socket, one hot water radiator, one fire alarm, one intercom handset and two pendant lights.

Kitchen

3.02m x 2.25m. Timber floor, plaster walls and ceiling, tiled splashback with fitted kitchen units, three double and one single floor units and one double and three single wall units. Services include five double 13 amp sockets, three single 13 amp sockets, cooker point, Valiant gas boiler.

Livingroom

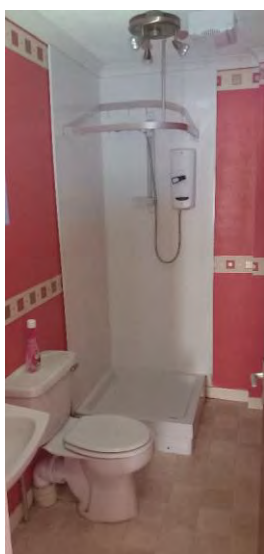
4.47m x 5.52m. Timber floor carpeted, plaster walls and ceiling, two double-glazed timber framed windows with curtains. Services comprise three double 13 amp sockets, one aerial socket, two hot water radiators and two pendant lights.

Shower Room

1.41m x 2.45m. Timber floor with linoleum covering, plaster walls and ceiling, corner shower unit with Mira Advance Flex instant hot water shower (electrical), close coupled WC and wash hand basin with ceramic pedestal. Services comprise single expelair, triple spotlight and shaver socket.

Bedroom

4.47m x 3.88m. Timber floor carpeted, plaster walls and ceiling, single double-glazed timber framed window with curtains. Services comprise two double 13 amp sockets and one pendant light.



Shower room



Living room

Second Floor – 6 Shanks Lane

Room Description

Hallway

Timber floor carpeted, plaster walls and ceiling. Front door is a composite security door with multi point locking system and timber panelled doors to bathroom, cupboard and bedroom and flush faced timber door to living room. Services comprise Valiant gas boiler, fire alarm, single 13 amp socket, single hot water radiator, single pendant light and a single broken intercom handset.

Kitchen

3m x 1.67m. Timber floor with laminate flooring, plaster walls and ceiling, fitted kitchen units, one double and one corner base unit with stainless steel sink and drainer plus one double, one single and one corner wall unit. Double-glazed Velux window over sink. Services comprise four double 13 amp sockets, three single 13 amp sockets, fire alarm, expelair and single neon strip light.

Living room

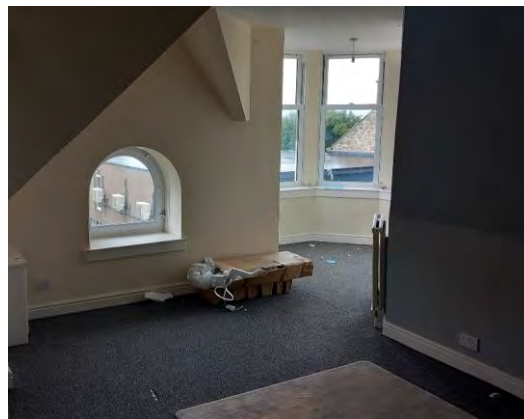
6m x 3.67m maximum with circular tower 2.1m diameter. Livingroom area is T-shaped with semi-circular tower area. Timber floor carpeted, plaster walls and ceiling (coombed) with double-glazed UPVC arched window and five double-glazed UPVC windows forming a semi-circular bay window in the tower area. Services comprise four double 13 amp sockets, gas meter cupboard, BT master socket, aerial point, three pendant light fittings and two hot water radiators. Access provided to cupboard and kitchen.

Bedroom

3.61m x 3.64m. Timber floor carpeted, plaster walls and ceiling (coombed), one double-glazed arched window. Services comprise two double 13 amp sockets, one hot water radiator and one pendant light fitting.

Bathroom

1.5m x 2.24m. Timber floor with linoleum tiles. One white bathtub, one cream close coupled WC, one cream wash hand basin with pedestral, one Velux window. Services comprise one bulkhead light fitting, one expelair, one shaver socket and one hot water radiator.



Living room

Second Floor - 8 Shanks Lane

Room Description

Hallway

Timber floor with linoleum covering and plaster walls and ceiling. Front door is a composite security door with multi point locking system. Access to all other rooms via flush faced timber doors. Services comprise one fire alarm, one single 13 amp socket, one hot water radiator and one pendant light.

Kitchen

2.66m x 2.74m. Timber floor with wood effect linoleum, plaster walls and ceiling with splashback behind sink and cooker, fitted kitchen units with one corner, one double and one single base units and two single wall units. One Velux double-glazed unit and one UPVC double-glazed arched window. Services comprise four double 13 amp sockets, three single 13 amp sockets, one cooker point, Valiant gas boiler, single expelair, single fire alarm and single neon strip light. Access to living room via open archway.

Livingroom

3.74m x 4.67m. Timber floor carpeted, plaster walls and ceiling (coombed), one UPVC double-glazed round window, one double-glazed timber Velux window. Services comprise two double 13 amp sockets, one BT socket and two hot water radiators.

Bedroom

3.68m x 3.78m. Timber floor with linoleum covering, plaster walls and ceiling (coombed), overhead ceiling removed exposing timber framing, two cupboards situated below coombed ceiling and one Velux window. Services comprise two double 13 amp sockets, one hot water radiator and wiring for a single pendant light.

Bathroom

1.39m x 2.38m. Timber floor with linoleum covering, plaster walls and ceiling with white bath, cream ceramic WC and cream ceramic wash hand basin and pedestal. Services comprise one hot water radiator, one bulkhead light fitting, one expelair and one shaver socket.



Kitchen



Living room

Shared Facilities

All four flats benefit from the use of the common stair, secured rear access and drying green area.

Energy Performance Certificate

The current rating for all four flats is D. To view the full Energy Performance Certificate or Home Report please follow the links below:

Flat 2:

<https://app.onesurvey.org/Pdf/HomeReport?q=RPdNDS07NGIGzX%2b2omCIEQ%3d%3d>

Flat4:

<https://app.onesurvey.org/Pdf/HomeReport?q=RPdNDS07NGm3IPqiDVMYJw%3d%3d>

Flat 6:

<https://app.onesurvey.org/Pdf/HomeReport?q=8zSBDRZvckIV1fEwu40Z5A%3d%3d>

Flat 8:

<https://app.onesurvey.org/Pdf/HomeReport?q=8zSBDRZvckIsAfvjMZsqVg%3d%3d>

Council Tax Banding

All four flats have been assessed as having a Council Tax Banding of A.

Title

The Council's title to the property can be viewed by arrangement by contacting Georgina Anderson (Property & Contracts), Moray Council, High Street, Elgin, IV30 1BX, Tel No (01343) 563078 or by e-mail at georgina.anderson@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 07967 748944 or e-mail alexander.burrell@moray.gov.uk or estates@moray.gov.uk

Offers

Offers in excess of £24,000 per flat are invited to purchase the properties.

A closing date has been set for 12 noon on Thursday 14th September 2023.

All parties interested in submitting an offer should note their interest in writing to the Asset Manager, (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, or e-mail 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 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 regard to the accuracy of any statements contained in the above particulars.

Data Protection

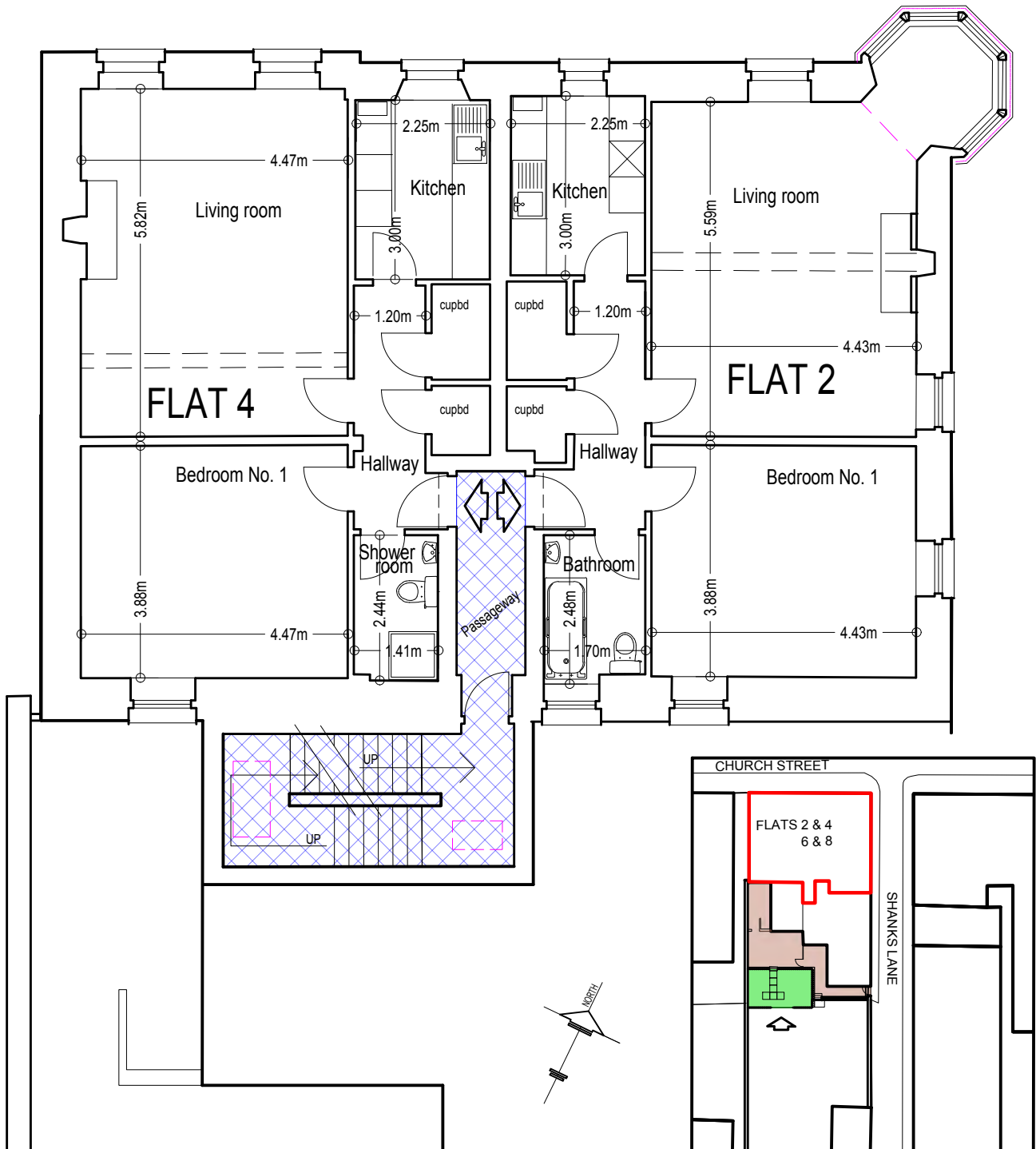
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Sale process – [link](#)



Shanks Lane



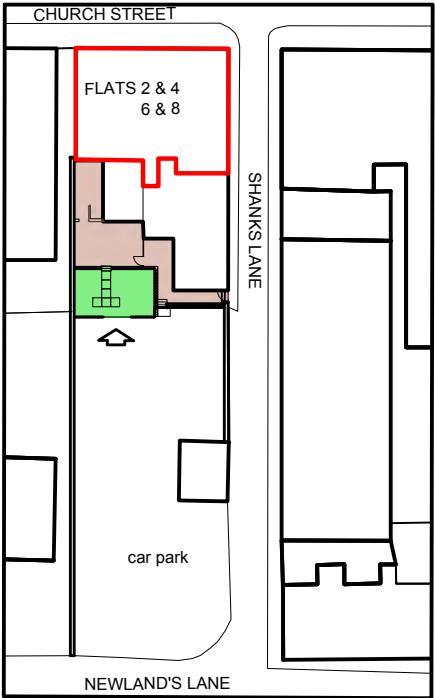
Rear view /drying green area



FIRST FLOOR PLAN

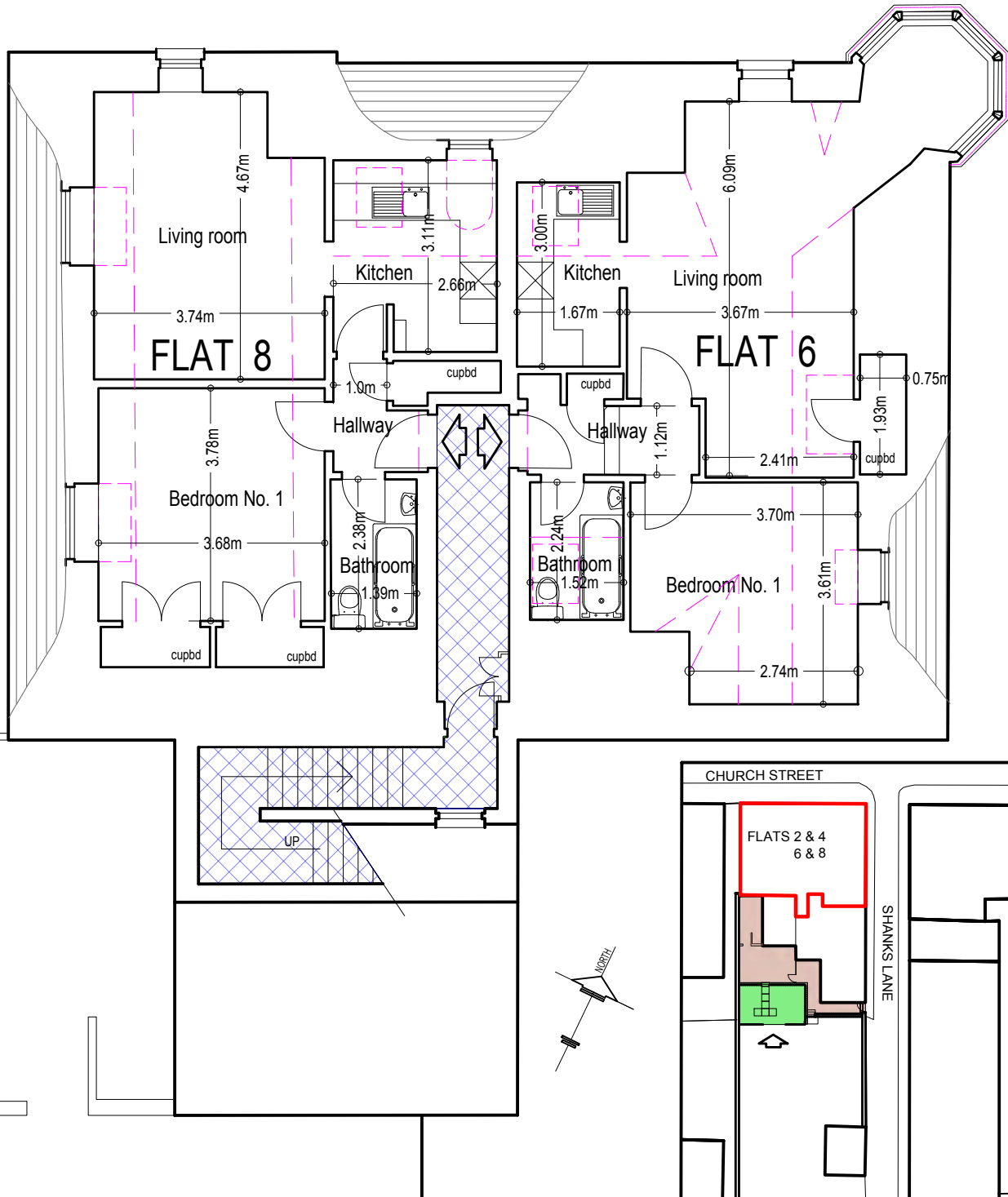
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BLOCK PLAN
SCALE 1:500



LEGEND	
	Communal stairs/corridor to flats 2, 4, 6 and 8 Shanks Lane only.
	Shared path/access area to flats 2, 4, 6 and 8 Shanks Lane and 24 East Church Street.
	Shared drying green area to flats 2, 4, 6 and 8 Shanks Lane only.

Drawing title Flat 2 & 4 at Shanks Lane, Buckie.			
	Scale N.T.S.	Date July 2023	Housing & Property Services Estates <small>Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2023. The Moray Council 100023422. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.</small> The Moray Council Council Office, High Street, Elgin IV30 1BX Telephone: 0300 1234566
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	Drawing Number G \ MC \ B \ 386		






SECOND FLOOR PLAN

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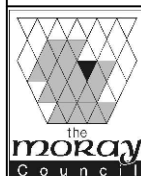
BLOCK PLAN
SCALE 1:500

LEGEND

-  Communal stairs/corridor to flats 2, 4, 6 and 8 Shanks Lane only.
-  Shared path/access area to flats 2, 4, 6 and 8 Shanks Lane and 24 East Church Street.
-  Shared drying green area to flats 2, 4, 6 and 8 Shanks Lane only.

Drawing title

Flat 6 & 8 at Shanks Lane, Buckie.



Scale	N.T.S.	Date	July 2023
Drawn By	CP	Deed Pack	BU1
Drawing Number	G \ MC \ B \ 387		



Housing & Property Services Estates

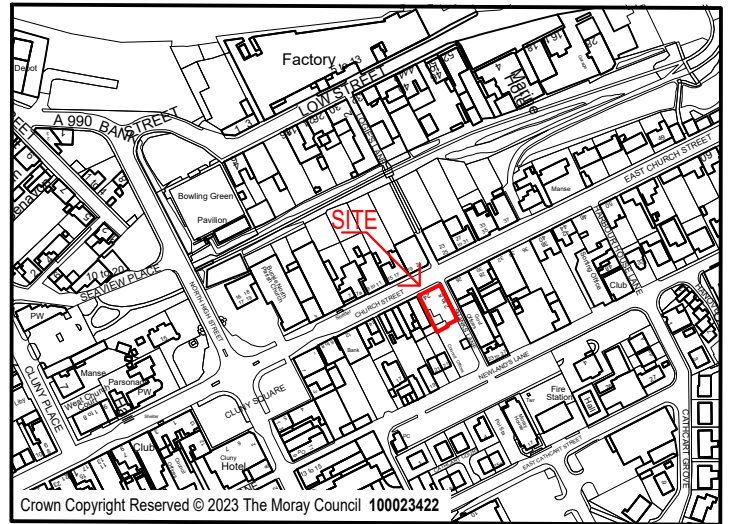
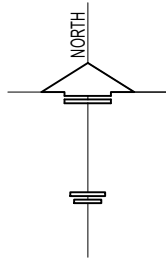
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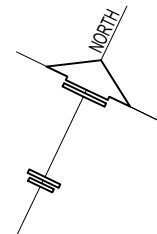
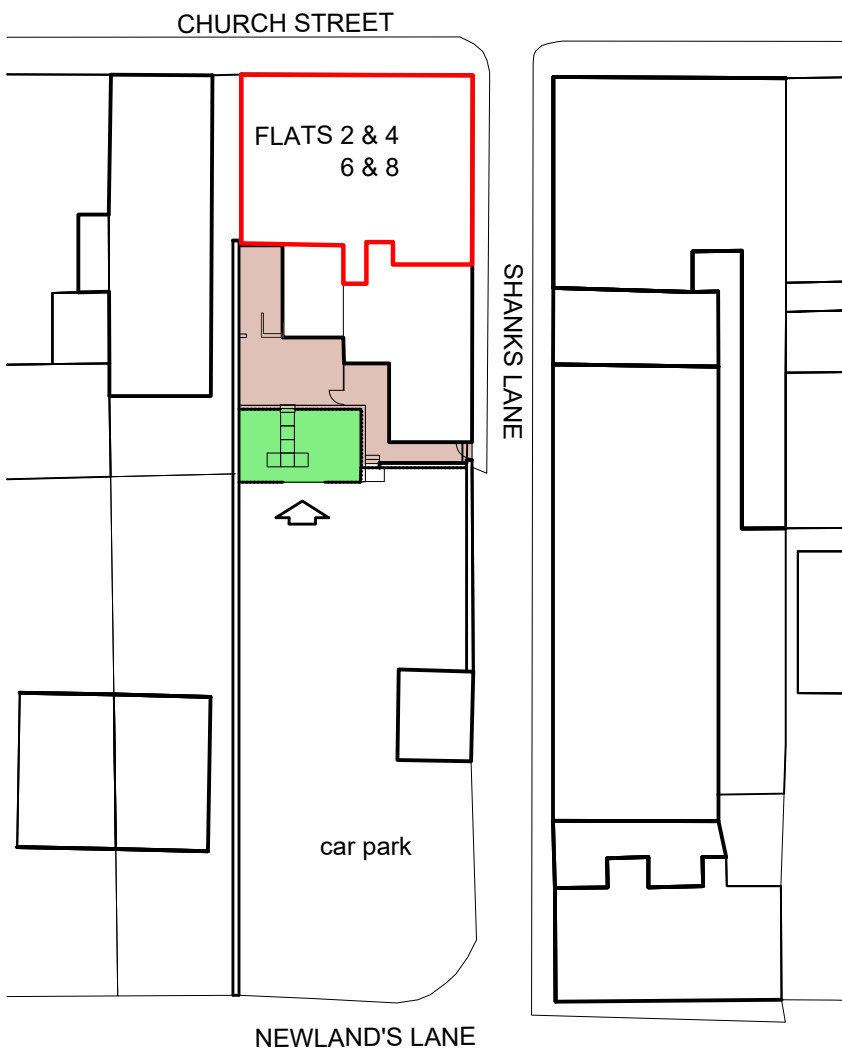
LEGEND

-  Shared path/access area to flats 2, 4, 6 and 8 Shanks Lane and 24 East Church Street.
-  Shared drying green area to flats 2, 4, 6 and 8 Shanks Lane only.



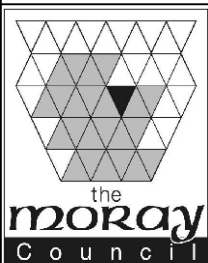
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LOCATION PLAN
SCALE 1:5000



BLOCK PLAN SCALE 1:500

Drawing title **Flats 2, 4, 6 & 8 Shanks Lane, Buckie.**



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Housing & Property Services Estates

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