



The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE



RESIDENTIAL DEVELOPMENT SITE LAND OFF ARCHIBALD GROVE, BUCKIE

This property is situated on Archibald Grove within a popular residential area of Buckie. The site extends to 1.11 hectares or 11,100m² or thereby and is currently laid out in grass.

OFFERS OVER £150,000 ARE INVITED.

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.

Planning & Building Control

Part of the site (extending to 0.75ha. & shown cross-hatched on attached plan) is referred to in the 2008 Local Plan:

R4 Archibald Grove (0.75 ha)

This small area of land could be developed for up to 5 house plots, but it is also considered suitable for affordable and special needs housing under the terms of Policy H9 (Affordable and Special Needs Housing) should the Council decide to promote this.

For advice on Planning issues please contact the Duty Officer, Development Control Section, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX.

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 and telephone services are in close proximity to the site. Purchasers are required to satisfy themselves as to the condition and suitability of all service connections.

Environmental Protection Act

A Contaminated Land Phase 1 Investigation has been undertaken for this site and based on that investigation and the information the Council currently holds it does not consider that there is any significant risk of contamination on or near this site. A copy of that report is available for inspection by contacting John Barclay, Estates Services, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX.

Tel: 0300 1234566 or e-mail: estates@moray.gov.uk.

For further information on the above please contact the Contaminated Land Section, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX

Title

The Council's Title to the property can be viewed by arrangement by contacting:

Sally Will, Paralegal, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX (Tel: 01343 563816).

Viewing and Further Information

For further details please contact Tim Barry, Estates Services, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel: 01300 1234566

Price

Offers over £150,000 are invited to purchase the property. All parties interested in submitting an offer should note their interest with the Head of Estates Services, The Moray Council, Council Offices, High Street, Elgin IV30 1BX.

Tel: 0300 1234566 or e-mail: estates@moray.gov.uk

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.