



Moray Council Property, Estates and Assets

Moray Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

16 CASTLEHILL ROAD, FOCHABERS, IV32 7LA



Offers over £150,000

This vacant two storey property was last used as an adult hostel. It sits within a self-contained plot extending to approximately 600m² (0.14 acres), in a residential area approximately half a mile from Fochabers village centre. The property has excellent redevelopment potential suited for residential sub-division into terraced houses or flats, benefits from a single garage, external stores and enclosed garden to the front and rear.

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 is constructed of traditional roughcast concrete block cavity walls, a pitched and tiled roof and concrete floors. There are uPVC double glazing window and patio door units and a gas fired central heating system throughout. As the building was fitted out for use as a hostel, there is a live room alarm/paging system, two kitchenettes, one large kitchen and en-suite bath/shower-rooms throughout.

Ground Floor

Lobby	There are 2 separate entrances at the front of the building, each of which has a lobby leading to a self-contained stairwell giving linked access to all of the first floor. On the ground floor each lobby leads into the heated linked corridor connecting the entire property.
Living Room	There are two front facing windows, four electrical sockets, TV aerial point and two radiators.
Study	The study can be accessed from the Living Room and has a front facing window, two electrical sockets and a radiator.
Dining Room	The bright Dining Room has rear facing patio doors, two electrical sockets and two radiators.
Kitchen	The kitchen faces the rear garden, is fitted with modern kitchen units, an electric hob and double oven. There are seven electrical sockets, an Expelair extraction unit and an electric wall heater.
Utility Room	Rear facing window with built in cupboards and a radiator.
Bedroom 1	Front facing room with built in wardrobe, three electrical sockets, TV point and a radiator. The en-suite contains a bath, wash hand basin and W.C.
Bedroom 2	Rear facing room with built in wardrobe, three electrical sockets and a radiator. The en-suite contains a bath, wash hand basin and W.C.
Bedroom 3	Front facing room with built in wardrobe, three electrical sockets, TV point and a radiator. Separate bathroom.
Bathroom	The bathroom contains a bath, wash hand basin, W.C. and a radiator.

First Floor

Landings	The landings provide access to the communal corridor and all first floor accommodation.
Lounge	Front facing room with four electrical sockets and a radiator. There is a small kitchenette off the inner hallway with modern wall and base units and integrated appliances, one electrical socket, convection hob, oven and a radiator.
Dining Room	Front facing room with three electrical sockets, TV point and a radiator. There is a small Kitchen accessed from the Dining Room comprising modern wall and base units, a free standing electric cooker, cooker hood, radiator and three electrical sockets.
Living Room	Front facing room with ten electrical sockets, TV point and a radiator.
Bedroom 4	Front facing room has a hot water storage cupboard with two cylinders, built-in wardrobe, four electrical sockets, TV point and a radiator. The en-suite has a shower unit, wash hand basin and W.C.
Bedroom 5	Rear facing room with built-in wardrobe, four electrical sockets, TV point and a radiator. The en-suite has a shower unit, wash hand basin and W.C.
Bedroom 6	Rear facing room with built-in wardrobe, four electrical sockets, TV point and a radiator. The en-suite has a shower unit, wash hand basin and W.C.
Bedroom 7	Rear facing room with built-in wardrobe, three electrical sockets, TV point and a radiator. The en-suite has a bath, wash hand basin and W.C.
Bedroom 8	Rear facing room with built-in wardrobe, three electrical sockets, TV point and a radiator.
Shower Room	The shower room contains a shower unit, wash hand basin, W.C. a radiator.

Grounds

The property benefits from both front and rear gardens which are partly laid in grass and concrete slabs. The boundaries are delineated by a variety of timber slatted and concrete post and wire fencing and leylandii trees.

A short driveway provides access to a single concrete block garage and external stores.

There is an electrical sub-station adjacent to the property at the rear of the garage.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been obtained for the premises which gives the property as a "D". A copy of the Certificate and the Recommendation Report are available upon request.

Asbestos Reports

Asbestos Reports are available via [link](#)

Rateable Value/Council Tax Banding

This property has been assessed as a Home and has a Rating Assessment Value of £11,250. 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

Moray Council's Environmental Health Section has advised that the property was built as a residence around 1980 on what was undeveloped land. There is no record of uses on this site or in the immediate vicinity likely to give rise to contamination on the site.

Planning and Building Control

The former use of the property as a residential institution for the provision of residential accommodation and care for 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 Approval 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 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 prior arrangement by emailing estate@moray.gov.uk

Viewing

For further details or to arrange a viewing please complete the following [form](#) and Cameron MacKay, the Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may call him on 07854 685809 or email Cameron.MacKay@moray.gov.uk

Offers

Offers in excess of £150,000 are invited to purchase the property. Each party would be responsible for its own legal and professional fees and expenses. The purchaser would be responsible for any Stamp Duty Land Tax.

Notes of Interest

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 email estates@moray.gov.uk.

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

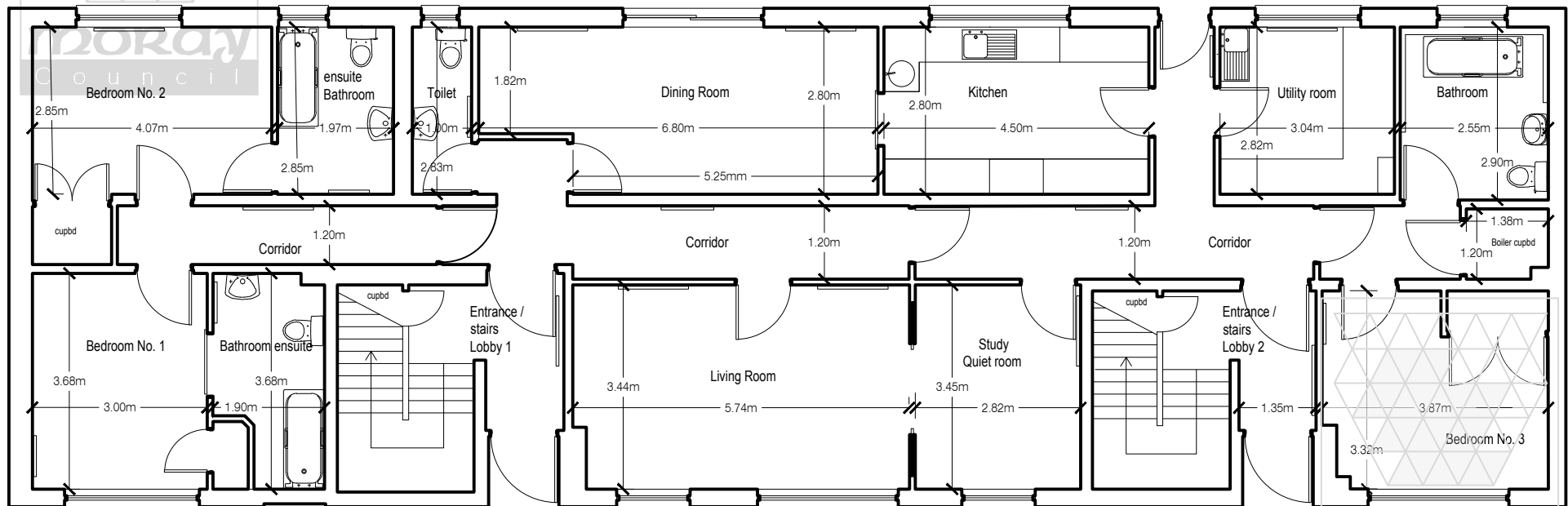
Disclaimer

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 as regards 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 Sales process – [link](#)

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



Ground Floor Plan

Drawing title

16 Castlehill Road, Fochabers.



Scale

N.T.S.

Date

Mar. 2026

Drawn By

CP

Deed Pack

BE8

Drawing Number

G \ MC \ FB \ 366

A4

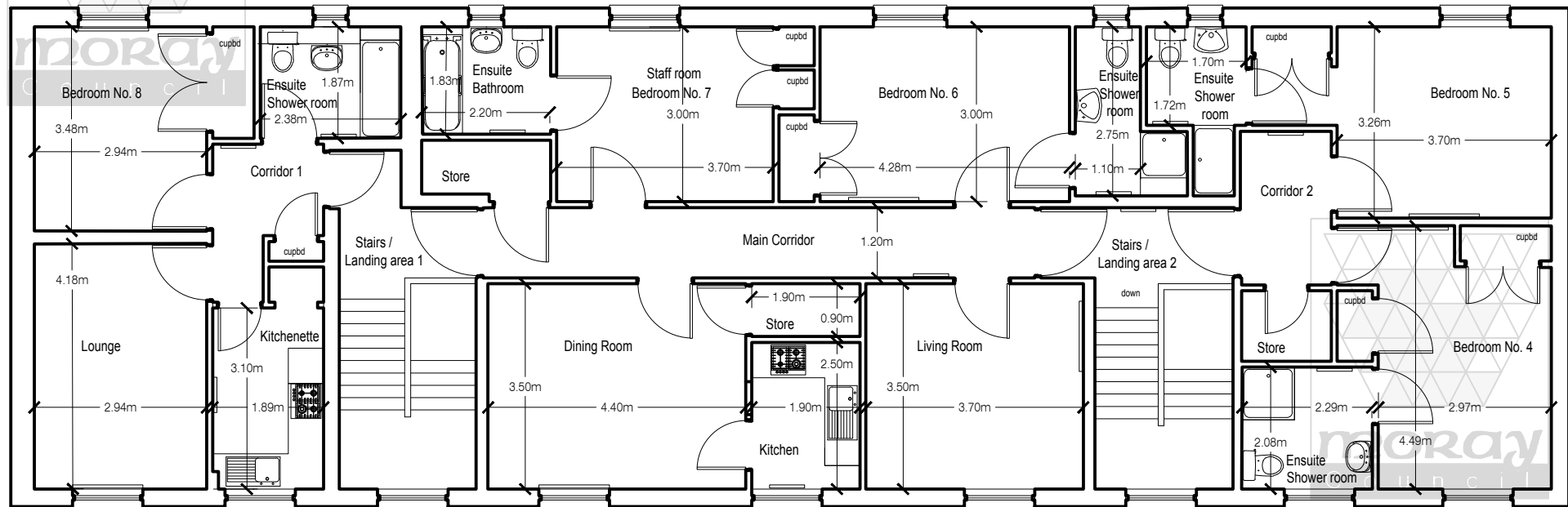
Property, Estates and Assets
Housing, Property & Communities

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Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566

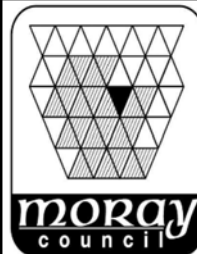
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First Floor Plan

Drawing title

16 Castlehill Road, Fochabers.



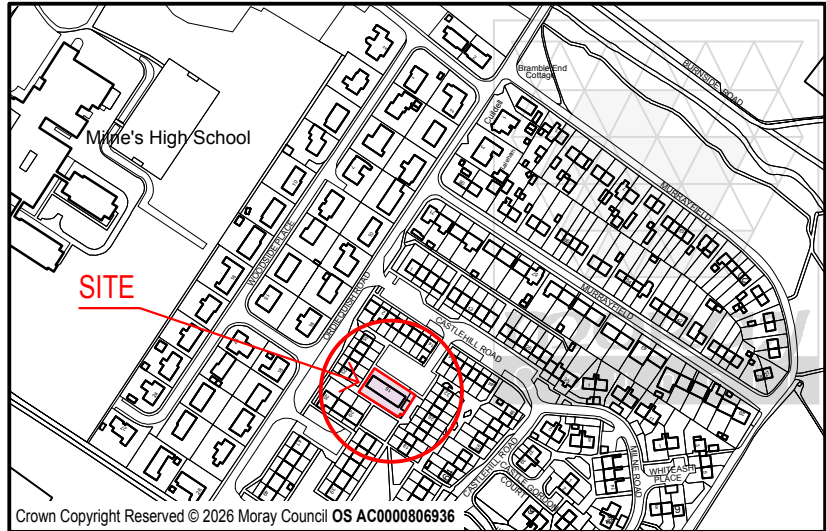
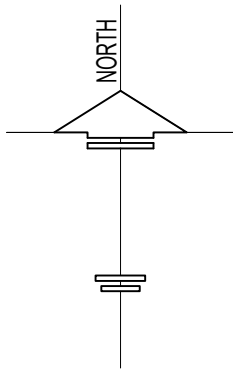
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Property, Estates and Assets
Housing, Property & Communities

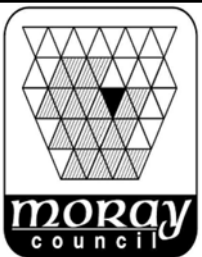
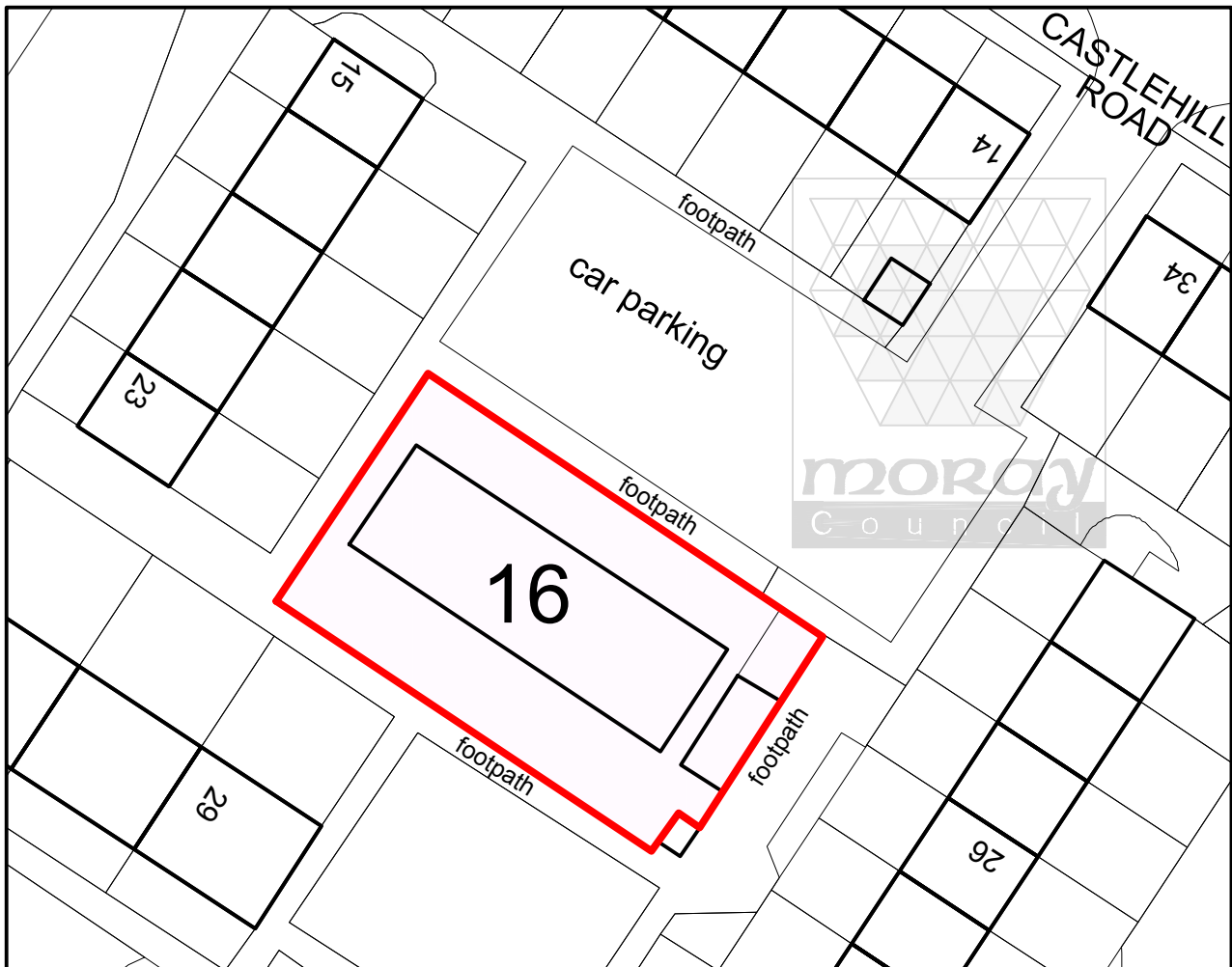
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LOCATION PLAN 1:5000



Property For Sale

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Fochabers.

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Housing, Property & Communities

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