



Moray Council
Property, Estates and Assets

Moray Council Office
High Street, Elgin
IV30 1BX

FOR SALE

30 Quarryhill, Keith, AB55 5AX



Offers over £45,000

Closing date set for 12noon on Wednesday 29th July 2026

This vacant two storey, former hostel including separate flat offers an excellent housing redevelopment opportunity.

The flat site which is self-contained measures approximately 600m² (0.14 acres) and is accessed by a short driveway. It is located in a residential area approximately half a mile from Keith town centre where local amenities are situated.

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 with timber and concrete floors. There are timber double glazing windows and electric panel heaters throughout.

The property currently offers 6 bedsits with communal facilities and a self contained 1 bedroom flat.

Isolated water damage was sustained while the property was unoccupied, particularly to the lower ground floor self-contained flat and two of the first-floor bedsits. The damage includes exposed ceiling/floor structure and plaster and investigative holes in walls.

*Asbestos Containing Materials were identified and access is prohibited to the sitting room in the lower ground self-contained flat. See **Asbestos Reports** below.*

Lower Ground Floor [pdf](#)

Vestibule, Hallway, Former Warden's 1 bedroom flat, Inner Hall leading to Bedsit, Bathroom, separate WC, Laundry, Hallway leads to external Store. Internally there are two staircases.

Ground Floor [pdf](#)

Vestibule, Hallway, 5 Bedrooms, Bathroom with two separate WC's, Kitchen and walk-in Store.

Grounds

There is private vehicular access, a small turning area and garden areas on all aspects. A post and wire fence forms the boundary on three sides with an open boundary to the pavement line of the East boundary. There is communal parking adjacent to the property.

From the kerbside, external steps lead to the front door and due to the sloping nature of the adjacent land, this plot has been partly levelled with the need for retaining walls.

There is a small semi-detached external store.

Asbestos Reports

Asbestos Reports are available [here](#). *No entry to sitting room in lower ground floor.*

Rateable Value/Council Tax Banding

This property was assessed as comprising 6 individual properties and including a self contained flat, each with Council Tax Banding 'A'.

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

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

Any proposals to alter the property would require a change of use in terms of Planning and Building Control legislation which the applicant would require to 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 estates@moray.gov.uk

Viewing

For further details or to arrange a viewing please complete the following [form](#) and Cameron MacKay the Estate 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 £45,000 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.

Closing Date

A closing date has been set for 12 noon on Wednesday 29th July 2026.

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. 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.

Data Protection

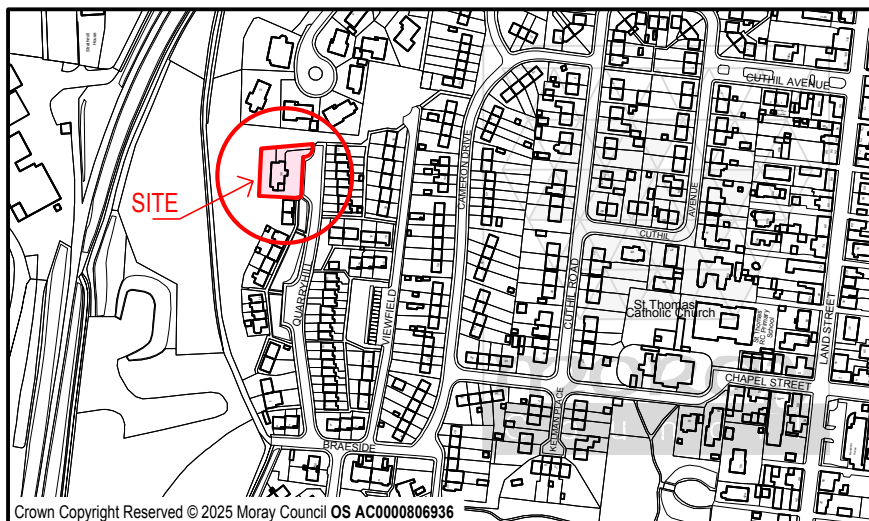
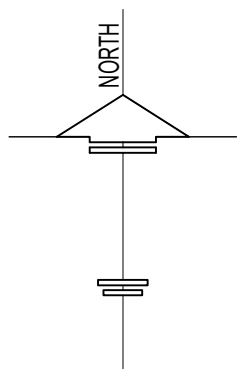
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Sales process. – [link](#)

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.



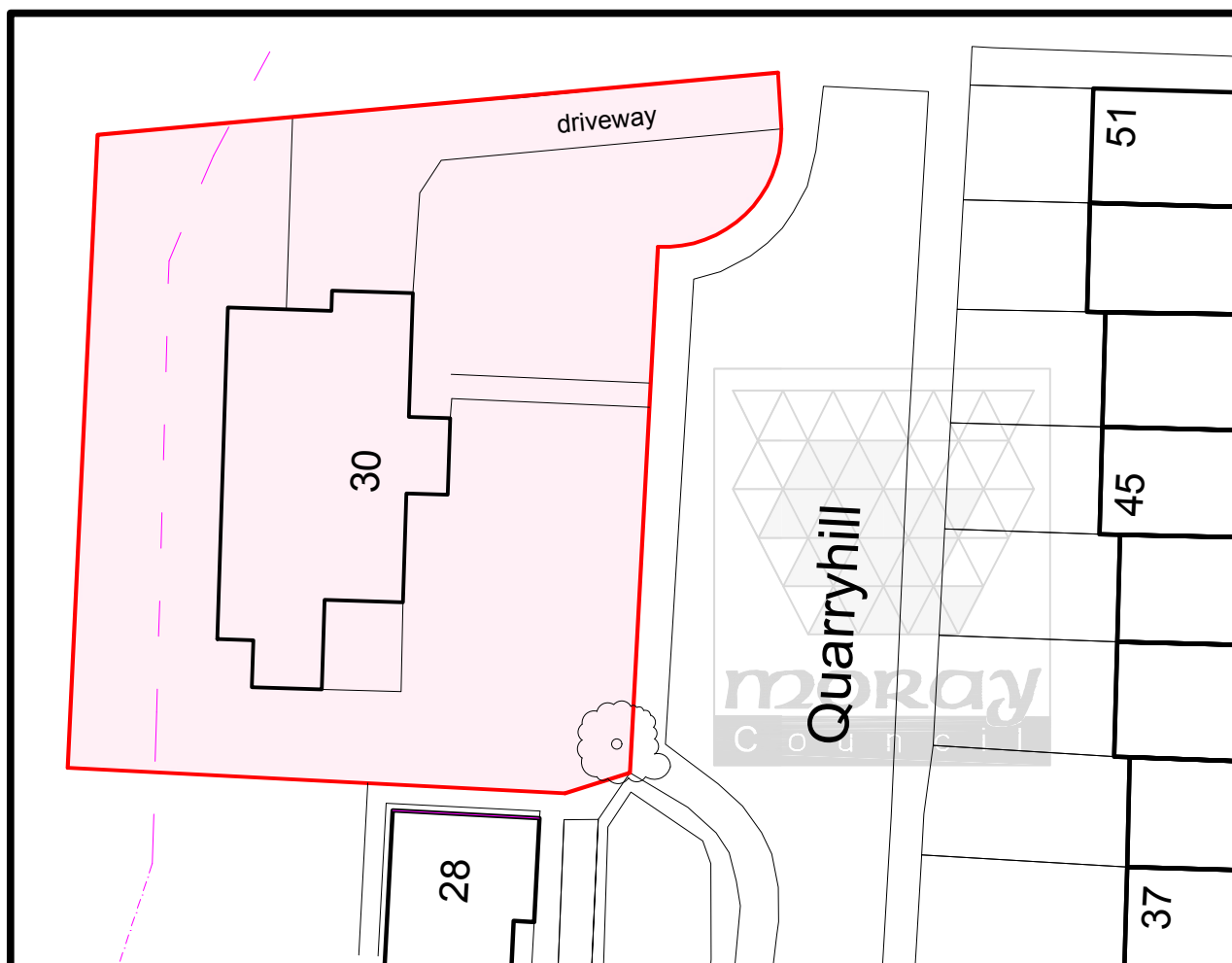
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LOCATION PLAN

SCALE 1: 2500



Property For Sale

**30 Quarryhill,
Keith.
AB55 5AX**

**Property, Estates and Assets
Housing, Property & Communities**

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