



Moray Council Property, Estates & Assets

Moray Council Offices
High Street, Elgin
IV30 1BX

FOR SALE

Harmora, 16 Banff Road, Keith, AB55 5HA



Offers are invited over £125,000
Closing date set for 12noon on Tuesday 9th June 2026

This former 1¾ storey traditional dwelling was converted and extended to provide five bedsits. It is situated in Keith in a residential area close to the town centre and the A96 Trunk road.

The property fronts the pavement and has shared vehicular access to a rear private parking area with an enclosed garden. The site extends to approximately 0.06 Ha (0.145acres).

This is an ideal redevelopment opportunity which may include retention of bedsits and Upgrade or re-conversion to a substantial private dwelling with a separately accessed bedsit.

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 comprises the original stone building with a pitched and slated roof and two storey rear extensions. The main extension is approximately thirty years old and constructed of faced concrete block external walls with a pitched and slated roof. The separate stairwell extension is constructed of faced concrete block walls with a flat roof to provide internal first floor access and ground floor fire escape.

Some original traditional features such as the staircase and balustrade remain. The property benefits from double glazing and central heating throughout and has been fitted out for use as a hostel. See the attached plan below for overall bedsit room dimensions and the building layout.

The accommodation comprises a communal vestibule, hall and staircase serving 4 secure individual bedsits on two floors. The ground floor bedsit in the extension is accessed separately and externally at the rear.

Ground Floor

Communal Vestibule and Hall:

Leading to Bedsits A and B, stairwell and rear porch containing mains electrical switchgear.

Bedsit A

The internal hall has a cupboard containing the electrical consumer unit and gas combination boiler. All rooms are accessed from the hall, starting with the Living room/bedroom with a rear facing window. The bathroom is fitted with WC, wash hand basin and bath. The kitchen window view faces the street frontage and is fitted with units.

Bedsit B

The internal hall has a cupboard containing the electrical consumer unit and gas combination boiler. All rooms are accessed from the hall, starting with Living room/bedroom area with a street facing window and carpeted floor.

The common staircase and mid landing serve Bedsit D

Bedsit D

The internal cupboard containing the electrical consumer unit and gas combination boiler. The internal vestibule accessing the Living Room/Bedroom which has a wardrobe/cupboard and carpeted floor. It leads to an inner hall from which the Bathroom and Kitchen are located. The bathroom benefits from a gable window, WC, wash hand basin and bath. The kitchen window overlooks the rear garden and amenity ground and is fitted with reasonably modern kitchen units.

First Floor

Communal Stairwell and first floor landing to Bedsit E.

Bedsit E

Access within this full frontage bedsit is through the inner hall which has a walk-in cupboard containing the electrical consumer unit. All rooms are accessed from the hall.

Living Room/Bedroom: This bright 'L' shaped carpeted room has two window overlooking the main street. The kitchen has a large window overlooking the street and benefits from reasonably modern kitchen units, and gas combination boiler. The bathroom benefits from a walk in wet room shower area, WC, and a wash hand basin.

Rear Extension

Bedsit C

Access is gained to Bedsit C via the shared driveway and private paviour area at the gable of the property. Three external steps lead to the private entry door and hall from which all rooms are accessed. The hall cupboard contains the electrical consumer unit and gas combination boiler. Living Room/Bedroom: This room benefits from a south facing window overlooking garden ground with a wardrobe/cupboard, and carpeted floor.

The kitchen window overlooks the rear garden and amenity ground and is fitted with a reasonably modern kitchen units. The bathroom contains a WC, wash hand basin and bath.

Garden Grounds

The property is set to the pavement at the front, pedestrian and vehicular access is over a part shared - part owned driveway at the south gable. That access currently serves a potential off-street parking area of paviers with a sloping of soft landscaping garden. The garden is established and has scope to accommodate a garage or large shed.

The rear garden boundary is mainly defined by masonry walling.

There is no record of uses on this site or in the immediate vicinity likely to give rise to contamination on the site.

Services

The property is served by mains electricity, gas, water and sewerage. Purchasers are required to satisfy themselves as to the condition and suitability of the property and all services.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been obtained for the premises and a copy of the Certificate and Report of Recommendations are available upon request.

Asbestos Survey

There was no presence of Asbestos Containing Materials identified within the scope of the asbestos survey. A copy of the Survey Report can be made available upon request.

Rateable Value/Council Tax Banding

The District Valuer has assessed the property on the basis of it comprising five "Band A" domestic dwellings. For further information regarding the 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

The Moray Council Environmental Health Section was instructed to provide advice on the potential of any contamination on the site. Their report states that the property was built as a residence around 1890 on what was undeveloped land. They have also advised that there is no record of uses on this site or in the immediate vicinity likely to give rise to contamination on this site. Hence, there appear to be no contamination constraints affecting the property.

Planning and Building Control

The former use of the property was for five individual bedsits as a residential institution for the provision of residential accommodation and care to 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 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 the 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 in excess £125,000 are invited to purchase the property.

Closing date

A closing date has been set for 12noon on Tuesday 9th June 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

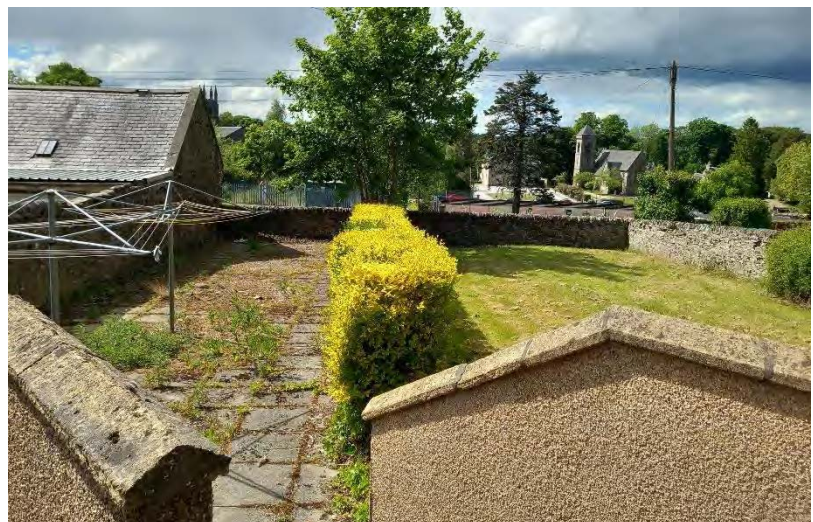
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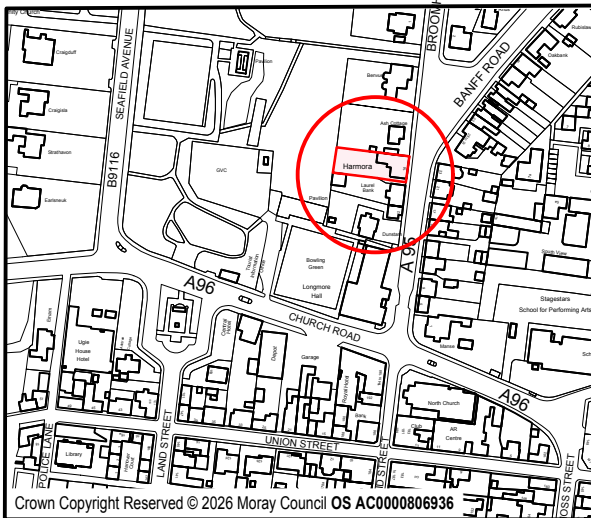
Rear Elevation



Garden Views



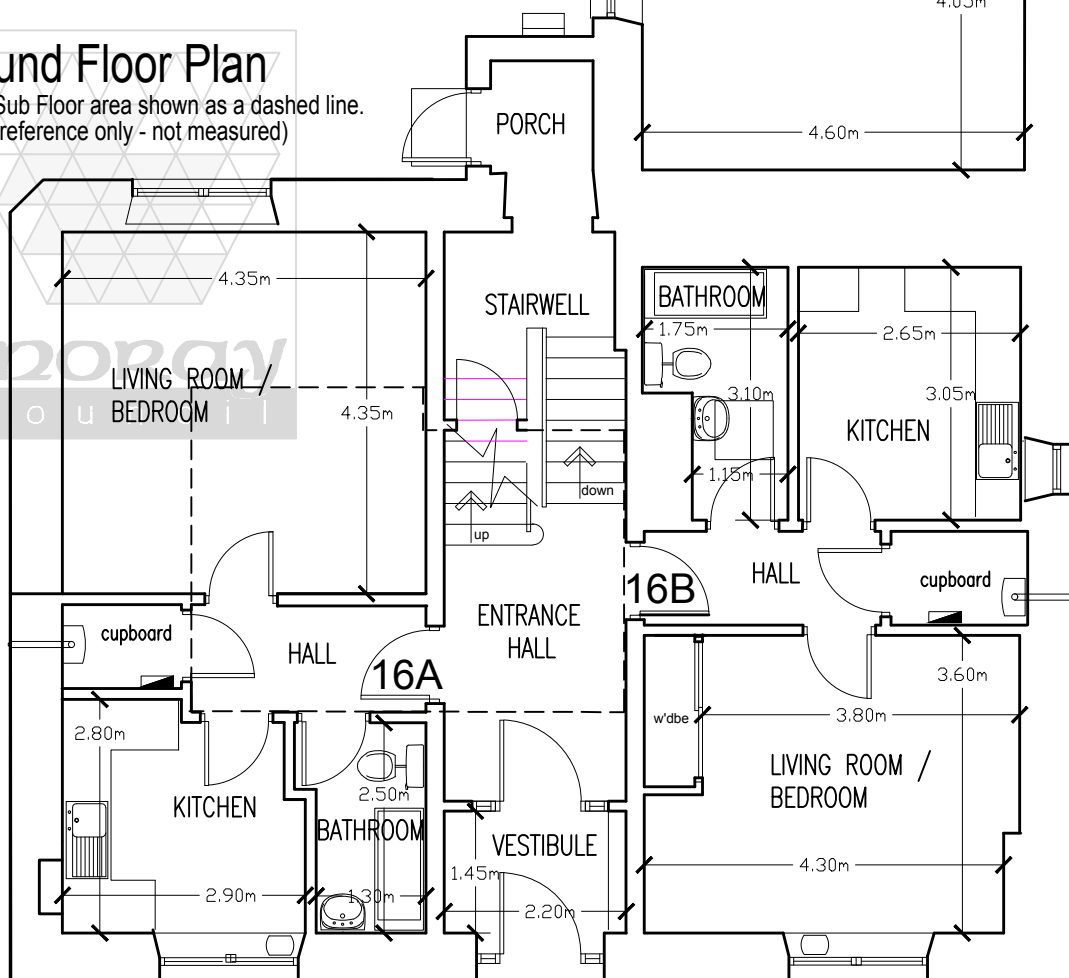
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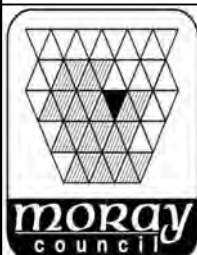
LOCATION PLAN

Ground Floor Plan

Sub Floor area shown as a dashed line.
(reference only - not measured)



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Please do not scale from plans and refer to sizes on plan only.



Property For Sale

"Harmora,"
Banff Road,
Keith.

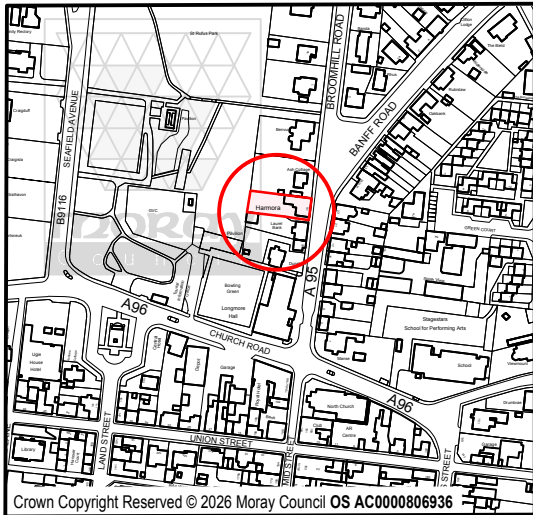
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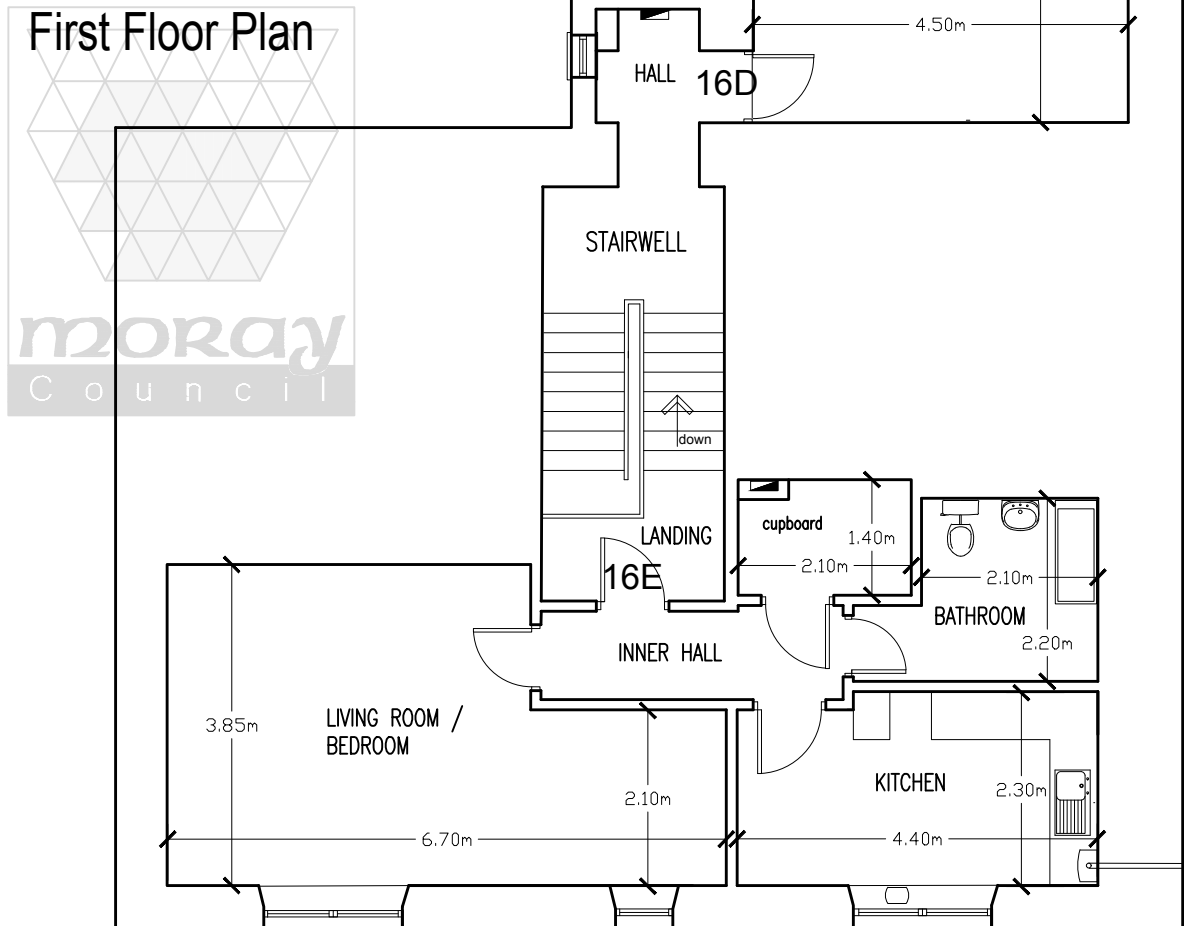
Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566

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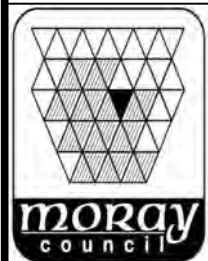


LOCATION PLAN

First Floor Plan



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Property For Sale

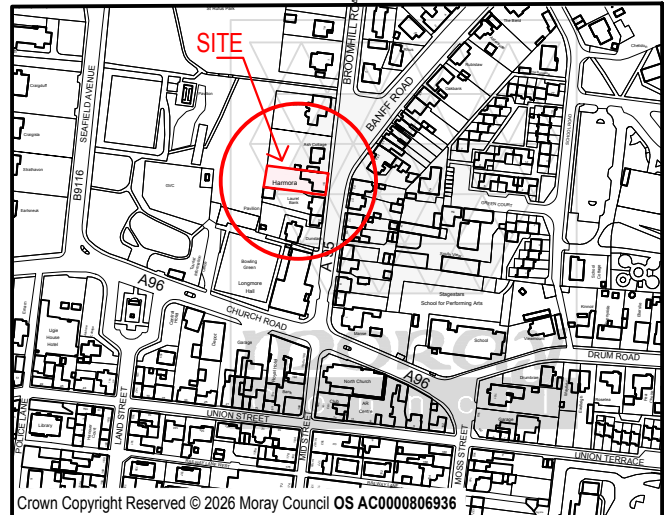
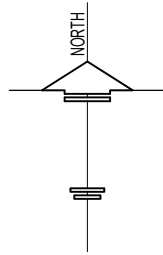
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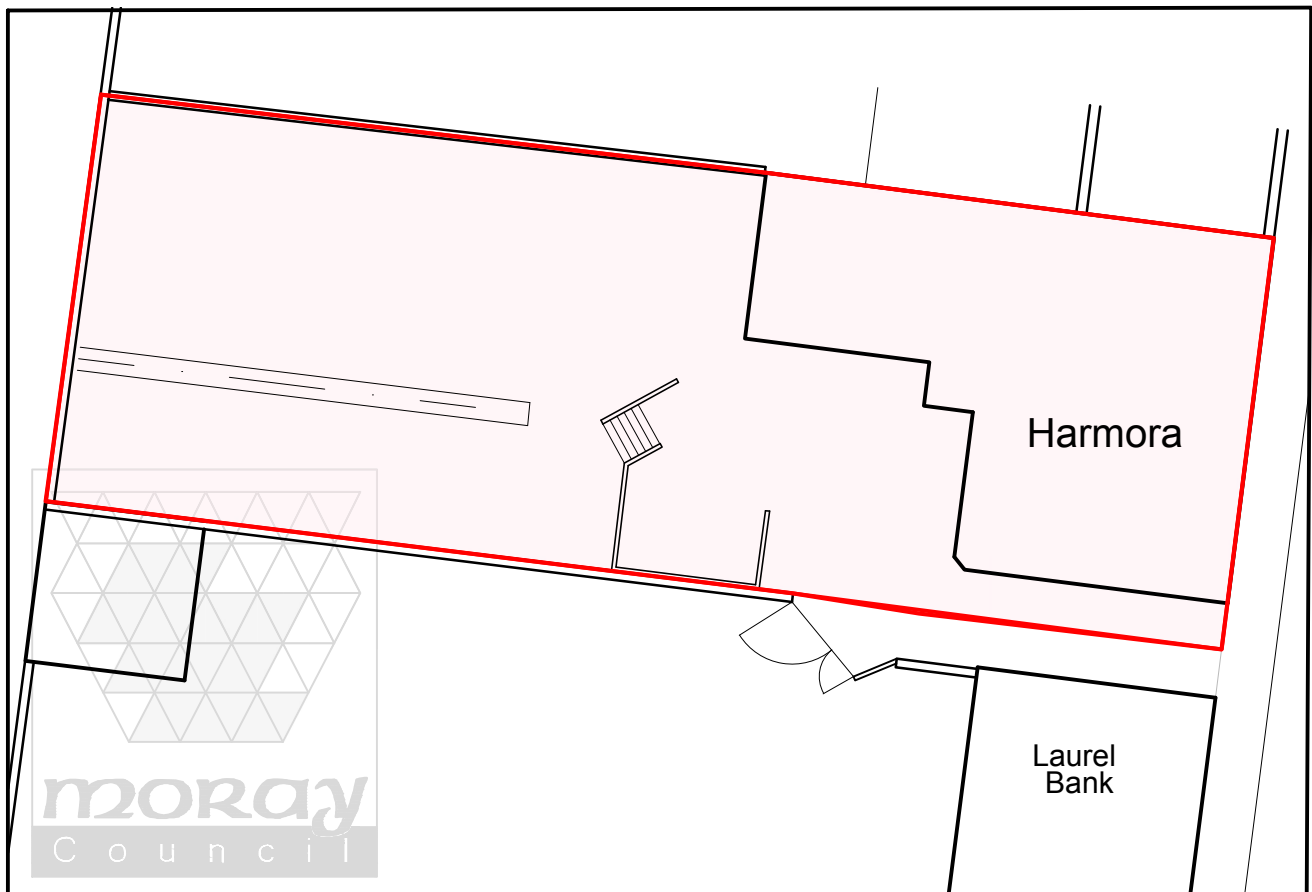
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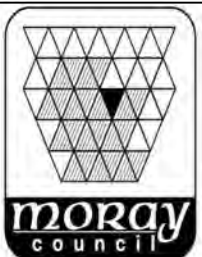
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LOCATION PLAN
SCALE 1:5000



Not To Scale.
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