

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

7 The Square, Fochabers IV32 7DG



This development opportunity is rich in history and has Listed Building Consent and Planning Permission for conversion to two dwellings, one with three bedrooms and one with four bedrooms, each with private garden area. There is also the potential for conversion to a single dwelling .

**CATEGORY B LISTED PROPERTY
WITHIN A CONSERVATION AREA
LISTED BUILDING CONSENT &
PLANNING APPROVAL IN PLACE
FOR CONVERSION TO TWO
RESIDENTIAL DWELLINGS,
ONE THREE BEDROOM AND ONE
FOUR BEDROOM
REVISED PLANS FOR A SINGLE
DWELLING CAN BE VIEWED
EACH WITH PRIVATE GARDEN SPACE**

Offers Over
£205,000

VAT chargeable on purchase price

E786

This exciting development opportunity rich in history is a category B Listed property of around 230 years old, set within a conservation area in the popular town of Fochabers, close to the Speyside Way and home to Baxters Highland Village and the famous Speyfest.

A former prison, courtroom and school room, the building has most recently been used as office space and has Listed Building Consent and Planning Permission for conversion to two residential units, including the removal of the external fire escape/stair.

Revised plans for a proposed conversion to a single dwelling can also be viewed.

To be offered as a whole, the development comprises a three bedroom property to the rear and a four bedroom dwelling to the front, all with en-suite facilities. There is private garden space for both properties located to the rear.

Mains water and drainage are available for both dwellings.

Please note: The purchase price is subject to the addition of VAT. If converted into a residential dwelling, the option to tax can be disapplied by completing a form at settlement of the sale.





Town & Country Planning
(Scotland) Act, 1997
as amended

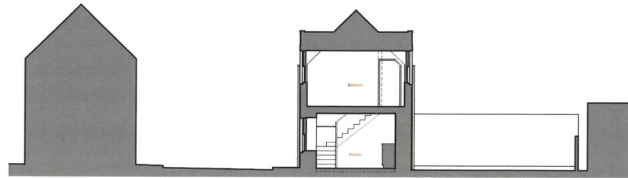
APPROVED

02 October 2020

Development Management
Environmental Services
The Moray Council



Proposed Section A-A @ 1:100



Proposed Section B-B @ 1:100



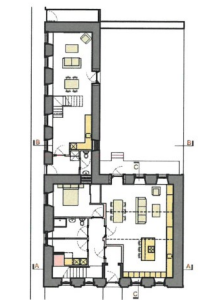
Proposed Section C-C @ 1:100

NOTES

Do not scale from this drawing unless for Planning purposes. Figure dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building work. Where applicable, dimensions and details are to be read in conjunction with specialist contractor drawings. Any discrepancy between drawings is to be brought to the attention of Savills prior to the commencement of any fabrication or building work. This drawing is the property of Savills and may not be reproduced without their expressed permission.

REVISIONS

REV	NOTE / DRAWN BY	DATE
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All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building work.

The main contractor shall ensure that all sub-contractors base and coordinate their work in a timetabled manner to avoid clashes and abortive work.

This drawing to be read in conjunction with all others issued as part of the drawing series together with all consultant drawings.

PROJECT TITLE
7 The Square
Fochabers, IV32 7DG

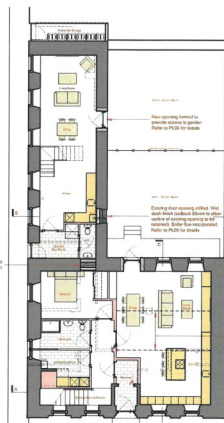
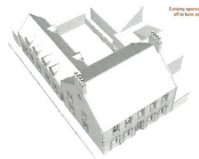
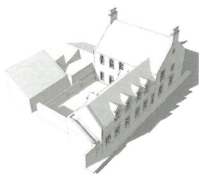
CLIENT
Crown Estate Scotland

DRAWING TITLE
Proposed Sections

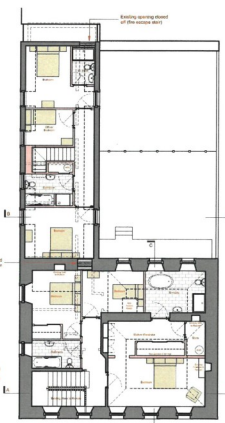
SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100	A2	442653/PL05	-

DRAWING STATUS
Planning

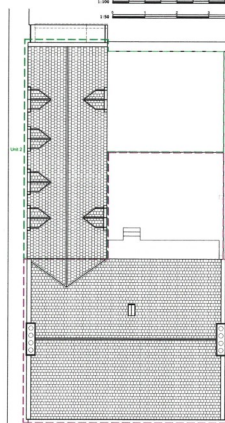
DRAWN BY	CHECKED BY	DATE
FM	CSW	May 20



Proposed Ground Floor Plan @ 1:100
Scale: as shown



Proposed First Floor Plan @ 1:100
Scale: as shown



Roof Plan @ 1:100

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REVISIONS

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Outline of Accommodation:
(After Remediation (only))

Unit 1: Existing Change Lounge
Existing Bar Area
Existing Kitchen
Existing Office (20m²)
Existing Store Room

Unit 2: Existing Change Lounge
Existing Bar Area
Existing Kitchen
Existing Office (20m²)
Existing Store Room

Unit 3: Existing Change Lounge
Existing Bar Area
Existing Kitchen
Existing Office (20m²)
Existing Store Room

Ground Floor:
Existing main and side entrance to be checked for safety and repaired as required to meet planning.

Existing main and side entrance to be checked for safety and repaired as required to meet planning.

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Town & Country Planning
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as amended

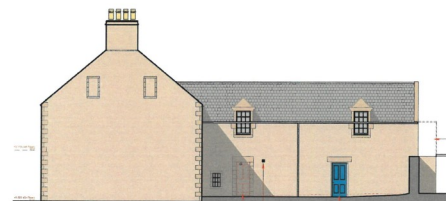
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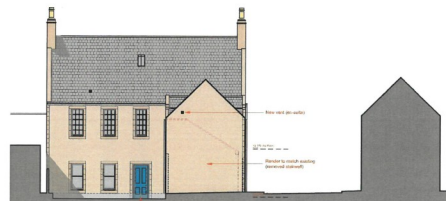
Development Management
Environmental Services
The Moray Council



Proposed Front Elevation



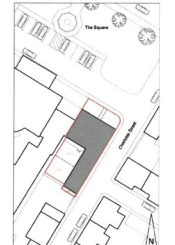
Proposed Courtyard Elevation



Proposed Rear Elevation



Proposed Charlotte Street Elevation



Site Plan @ 1:500

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PROJECT TITLE
7 The Square
Fochabers, IV32 7DG

CLIENT
Crown Estate Scotland

DRAWING TITLE
Proposed Floor Plans & Elevations

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100	A1	442653/PL04	-

DRAWING STATUS
Planning

DRAWN BY	CHECKED BY	DATE
FM	CSW	May 20





Viewing

Strictly by appointment only through Cluny Estate Agents (01343) 548505.

Offers

Offers must be submitted on forms available from Savills (01463) 215126. The Offer Form used incorporates Crown Estate Scotland's general and specific sale conditions. Anyone who intends to offer should contact the selling agents to obtain the standard Offer Form.

Date of Entry

Entry will be granted with vacant possession six weeks after the date of acceptance of the formal offer.

Services

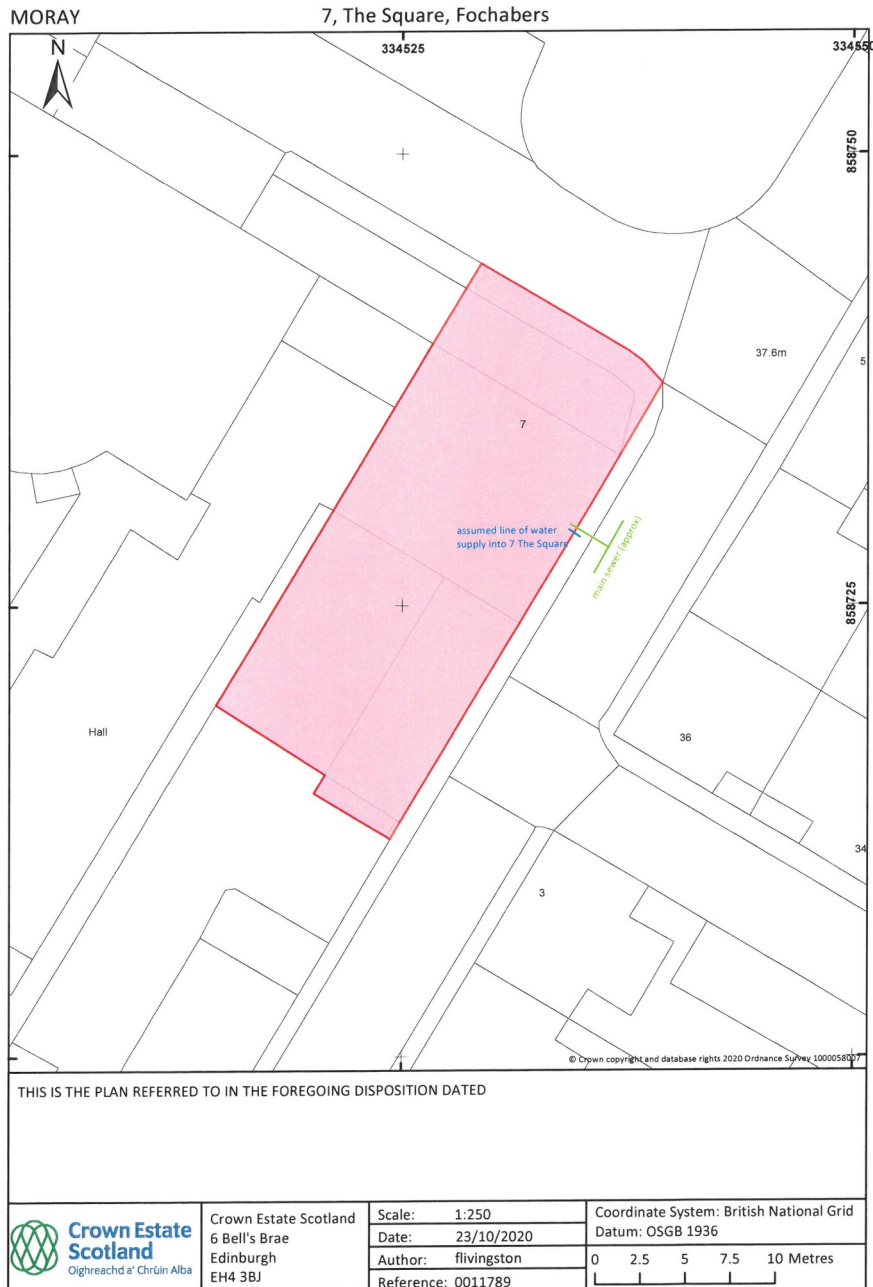
Mains electricity, water and sewage.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Office 1—Entrance 7.01m x 6.99m 23'2" x 22'11"
- Office 2 4.34m x 3.30m 14'4" x 10'10"
- Downstairs WC 2.31m x 0.86m 7'6" x 2'9"
- Office 3 11.54m x 3.5m 37'1" x 11'5"
- Office 4 6.02m x 5.3m 19'9" x 17'4"
- Office 5 6.31m x 2.61m 20'8" x 8'6"
- Office 6 2.68m x 2.39m 8'9" x 7'10"
- Office 7 3.27m x 3.15m 10'8" x 10'4"
- Office 8 3.3m x 2.3m 10'10" x 7'6"
- Office 9 7.24m x 3.18m 23'9" x 10'5"
- Upstairs WC 3.0m x 1.58m 9'9" x 5'2"



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.