



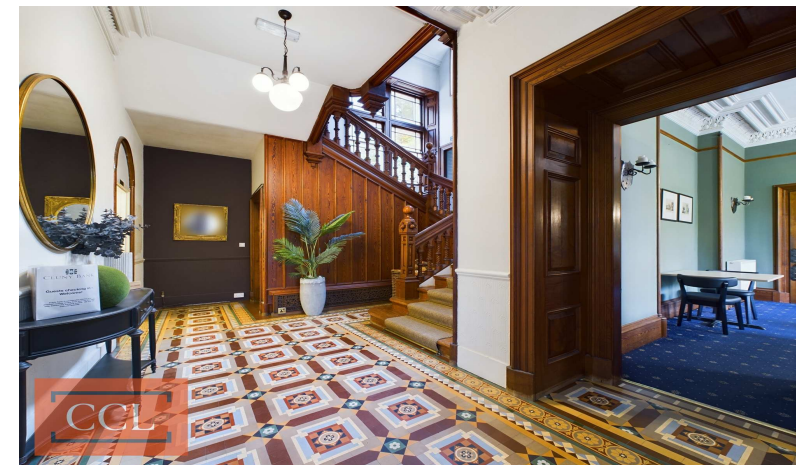
St Leonards Road, Forres, Moray

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St Leonards Road Forres Moray

Vacant possession available March 2027
Impressive Category B listed mansion
Beautifully restored Victorian architecture
Flexible accommodation across three floors
Established gardens and ample parking
Convenient central Forres residential location

Cluny Bank is an impressive Category B listed Victorian mansion occupying an elevated position within a peaceful residential area of Forres. Dating from approximately 1860, the property has been sympathetically refurbished while retaining many original features. Arranged over three floors, it provides extensive and flexible accommodation, including guest bedrooms, substantial public rooms, a fitted bar, modern kitchen and private living quarters. The mansion stands within attractive garden grounds with parking for approximately eight vehicles. Previously offered as a going concern, Cluny Bank is now available with vacant possession from March 2027. It also offers potential for alternative commercial or residential use, subject to the necessary consents.





CCL is delighted to present Cluny Bank, an impressive Category B listed Victorian mansion occupying an elevated position within a peaceful residential area of Forres.

Previously marketed as a going concern, Cluny Bank is now offered as a flexible property investment. It is available with vacant possession from February 2027 or, alternatively, with a tenant in place on a 10-year lease at an annual rent of £40,000.

Dating from approximately 1860, the property has been extensively and sympathetically refurbished while retaining many original features, including decorative cornicing, traditional woodwork, sash windows and an imposing staircase. Currently arranged and equipped as a guest house, Cluny Bank offers substantial and adaptable accommodation. Its generous proportions would suit continued hospitality use, alternative commercial purposes or conversion into an outstanding family residence, subject to the necessary consents.

Situation

Cluny Bank occupies a prominent and elevated position within an attractive residential area, within comfortable walking distance of Forres town centre. Forres is a thriving Moray town with a broad range of shops, professional services, schools and leisure facilities. The town attracts visitors throughout the year and is well positioned for exploring the Moray coast, Speyside and the wider Highlands. Excellent road and rail connections provide convenient access to Elgin, Inverness and Aberdeen. Inverness Airport is also within easy travelling distance.

The Property

The property is presented in excellent condition and has been maintained to a high standard throughout. Its spacious and flexible accommodation is arranged over three floors.

Entry is through a welcoming vestibule leading into the impressive main hallway, from which the principal staircase rises to the upper floors. To the right is an expansive dining room and guest lounge, while to the left is a fitted bar area with seating for approximately 14 guests and capacity for up to 25 people. Both rooms feature attractive bay windows overlooking the garden grounds. To the rear is a large, modern kitchen and adjoining living area. Further practical accommodation includes two laundry rooms, a cellar and extensive storage facilities. The ground floor also provides a public WC and an en-suite bedroom.

The main staircase leads to the first-floor guest accommodation. The bedrooms are individually presented and finished to a high standard. A further bedroom is positioned on the ground floor and benefits from its own private entrance. The first floor also includes a public WC, a substantial staff room with laundry facilities and a large room at the front of the building which is currently used as private accommodation. This room could potentially be converted into an additional en-suite bedroom, subject to any necessary consents.

The second floor provides extensive private accommodation comprising three double bedrooms, a full bathroom and two generous storage rooms. This area offers comfortable owners' or staff accommodation but could equally be incorporated into the wider property.

External

Cluny Bank stands within substantial and beautifully maintained garden grounds, principally positioned to the front of the mansion. The grounds are enclosed by a traditional stone boundary wall, with a gravelled parking area providing space for approximately eight vehicles. Attractive stone steps lead from the parking area to the main entrance. A large lawn is complemented by mature trees, established shrubs and colourful planting. The garden enjoys a private and peaceful atmosphere, creating an attractive setting despite its convenient position close to the town centre.

This is a rare opportunity to acquire a substantial and beautifully presented Victorian mansion, either as a long-term property investment or with vacant possession for future hospitality, commercial or residential use, subject to the appropriate consents.









Tenure
Scottish equivalent of Freehold

Services

The property has mains gas, water, drainage, and electricity

Trading Information

No trading information is available as Cluny Bank is not being sold as a going concern.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.