

# Gollachy Ice House

GORDON STREET, PORTGORDON, BUCKIE, AB56 5QR



*A COASTAL GEM WITH  
PLANNING PERMISSION*



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Discover a truly extraordinary opportunity with this plot of land at the historically significant Gollachy Ice House, boasting both planning permission and listed building consent. Nestled on the beachfront, in a prominent position on the main road leading to Portgordon and Buckie, this property presents an ideal prospect for a remarkable business venture with an impressive flow of passing trade, on foot and by car.

The approved planning permission and listed building consent open doors to an innovative project – an extension of the original Gollachy Ice House into a modern coffee shop, designed to accommodate up to 36 guests. Additionally, envision a well-being centre encompassing a serene meditation room and a rejuvenating yoga studio, thoughtfully complemented by an associated residential flat for convenience. The space and site could also alternatively lend itself to many other uses such as tourist opportunities like a campervan stop, wildlife observation centre or even a tour office. Imagine the seamless integration of the existing ice house with the newly constructed cafe and flat, brought together by an exquisite glazed linked space that serves a dual purpose as a captivating yoga area or could be used for many different opportunities, its ripe for any vision. By restoring the ice house and enhancing its interior, the site will offer a serene meditation space, providing a unique and tranquil experience for patrons of the café and other potential ventures.

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Embrace the opportunity to be part of the revival of this historically significant site, transforming it into a hub of relaxation, well-being, and community engagement. The breathtaking location, along with the planned facilities, ensures that this venture will be a focal point for locals and visitors alike.



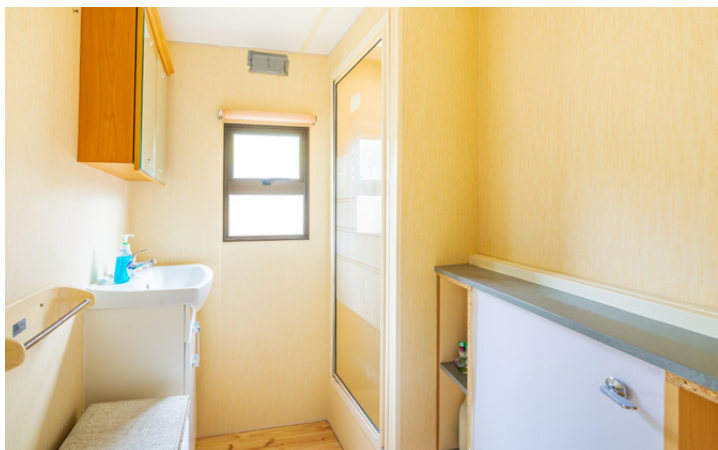
Unlock the potential of this rare gem, creating a destination that harmoniously blends history, modernity, and wellness. The enchanting Gollachy Ice House awaits your vision to become a thriving haven for coffee enthusiasts, yoga practitioners, or anyone seeking a respite from the ordinary. Seize this unique proposition and make your mark on the Moray Coast's heritage and future.


Planning reference for the site is 17/00155/LBC and 17/00154/APP.


\*There is a static caravan on site that is included with the land, and also a neighbouring plot along the waterfront that the owner maybe willing to include depending on the offer amount or by separate negotiation.



# The Caravan

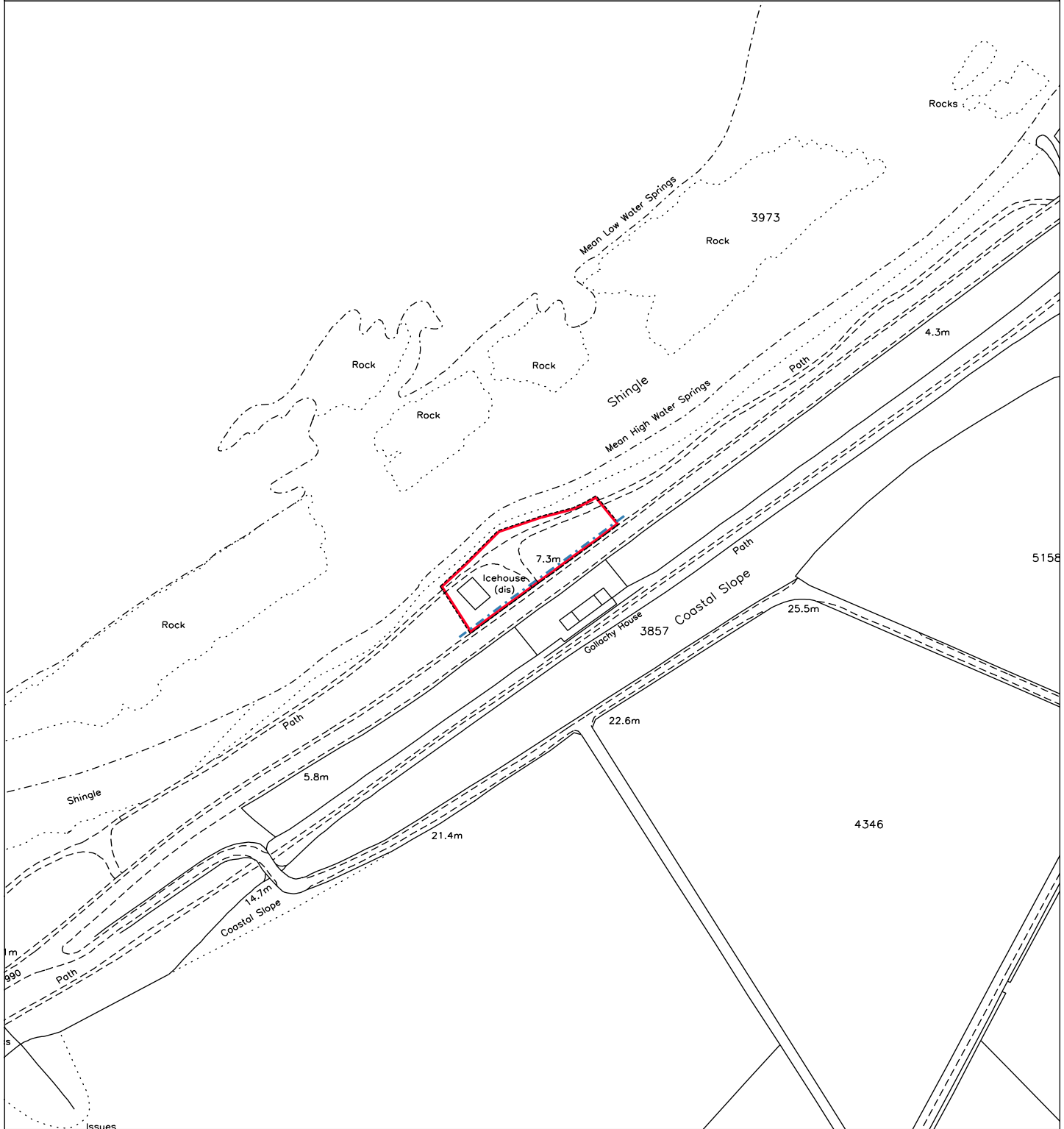


 <b>LAND REGISTER OF SCOTLAND</b>	Officer's ID / Date	TITLE NUMBER
	2199 5/9/2016	<b>BNF10225</b>

	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m
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<b>NJ4064</b>	Survey Scale
	1/2500

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**PLANNING APPLICATION  
COMMITTEE SITE PLAN**

**Planning Application Ref Number:**  
17/00154/APP & 17/00155/LBC

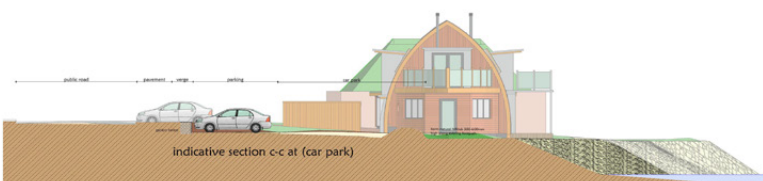
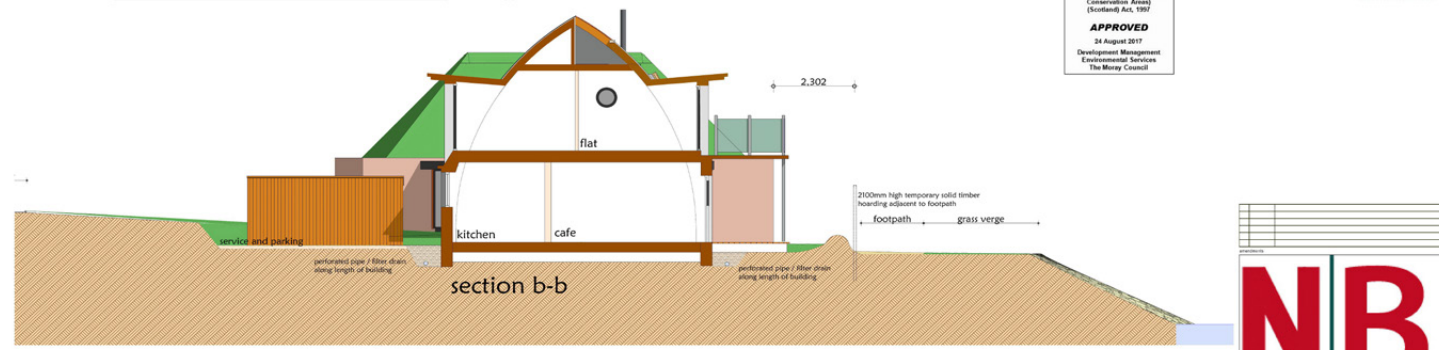
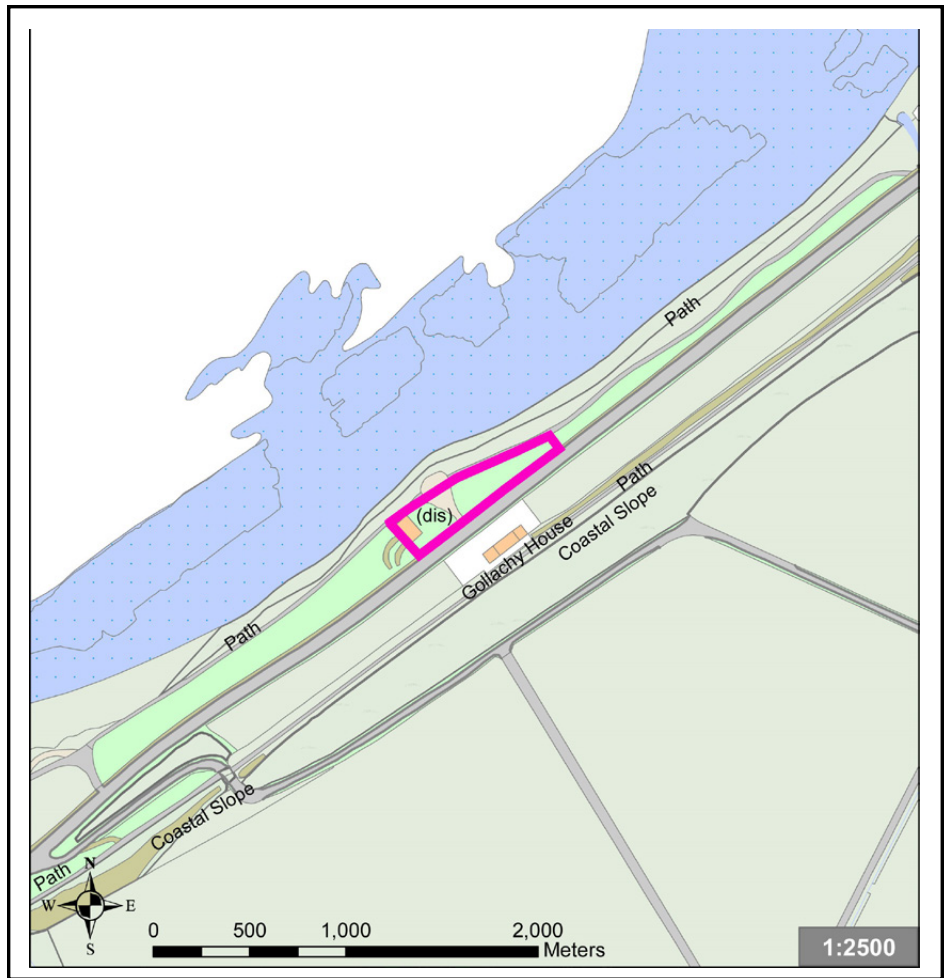
**Site Address:**  
Gollachy Ice House  
Portgordon

**Applicant Name:**  
Ms B Aitken

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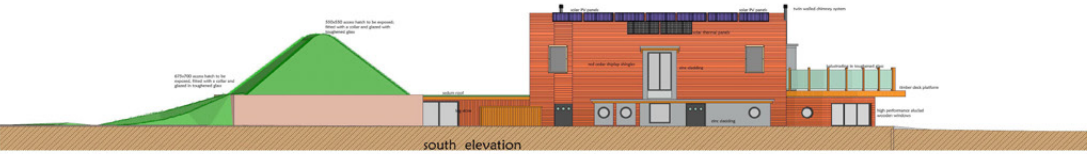
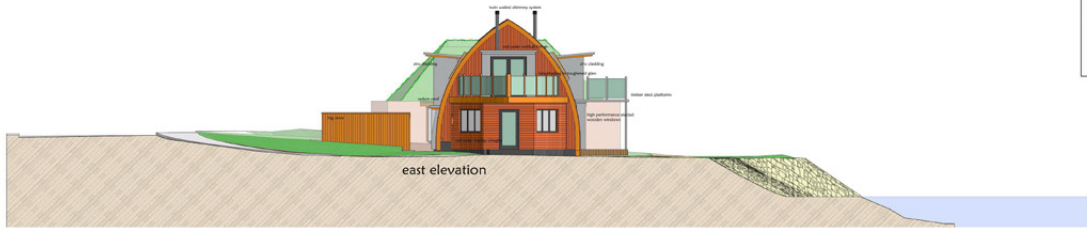


Planning (Listed Building and Conservation Areas) (Scotland) Act, 1987  
**APPROVED**  
24 August 2017  
Development Management  
Environmental Services  
The Moray Council

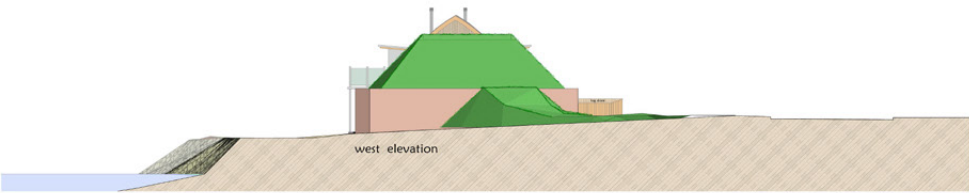
<b>NB</b>	
PLANNING ARCHITECTURE	
<small>33 Ellerside - Lintmill - Cullen - Buckie - AB56 4XQ Tel/Fax: 01542 842847 Mobile: 07900352879 email: nbplanning@nbaol.com</small>	
Gollachy Icehouse Cafe and Well-being Centre, Portgordon.	
Scale: 1:50 + 1:100	Date: February 2017
Author: Martin Archibald	Drawn: Tony Pinser
Sheet No: <b>2:2017:4</b>	

**Proposed Plans**

Planning (Listed Building and Conservation Areas) (Scotland) Act, 1997  
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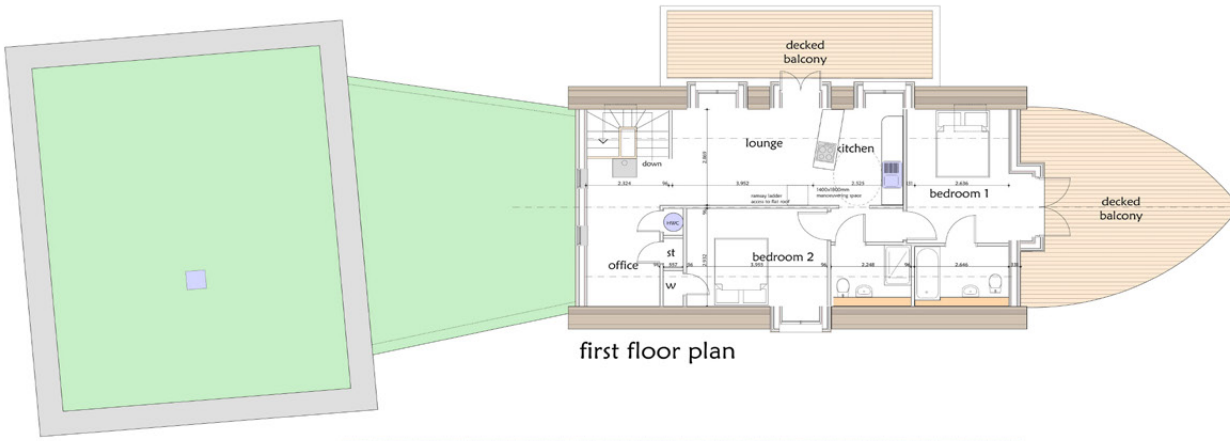
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Project: Gollachy Icehouse Cafe and Well-being Centre, Portgordon.	
Scale: 1:50	Date: February 2017
Drawn by: Martin Archibald	Sign: Tony Pinner
Drawing No: 2:2017:2	

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Project: Gollachy Icehouse Cafe and Well-being Centre, Portgordon.	
Scale: 1:50	Date: February 2017
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Drawing No: 2:2017:3	





first floor plan

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ground floor plan

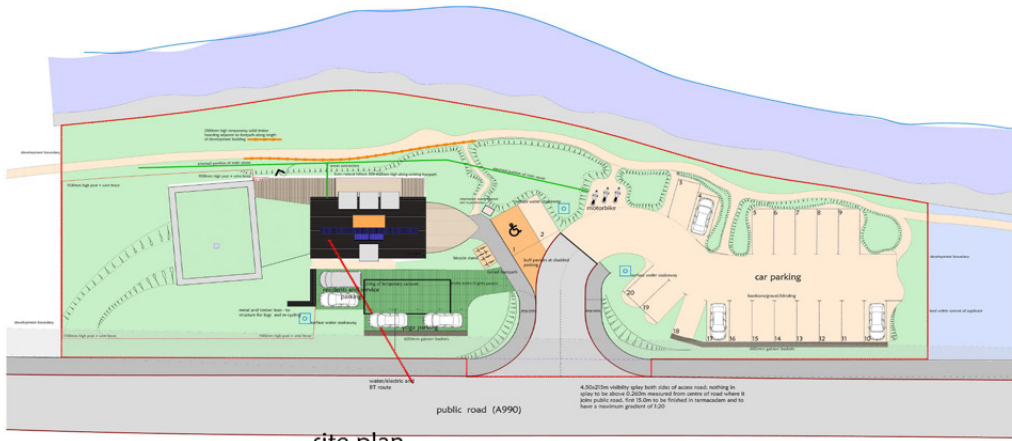
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Gollachy Icehouse Cafe and Well-being Centre, Portgordon.

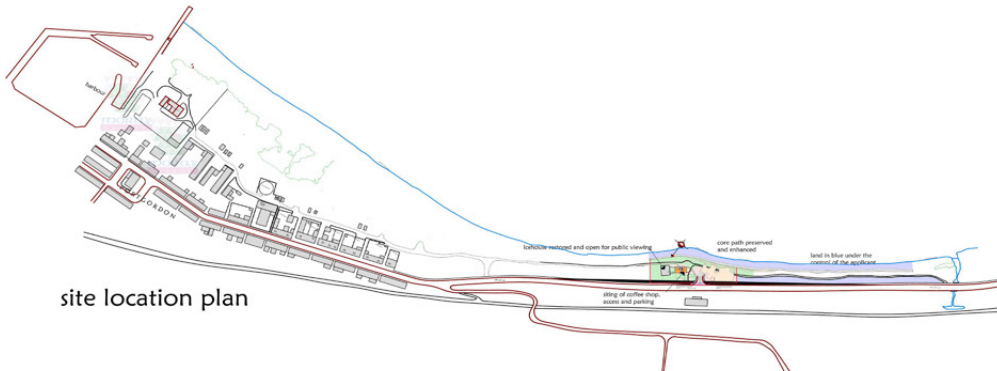
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Planning (Listed Building and Conservation Areas) (Scotland) Act, 1997  
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 Development Management  
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AMENDED PLANS



site plan



site location plan

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Gollachy Icehouse Cafe and Well-being Centre, Portgordon.

Scale:	1:50, 1:200 + 1:2000	Date:	February 2017
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Project No:	<b>2:2017:5e</b>		



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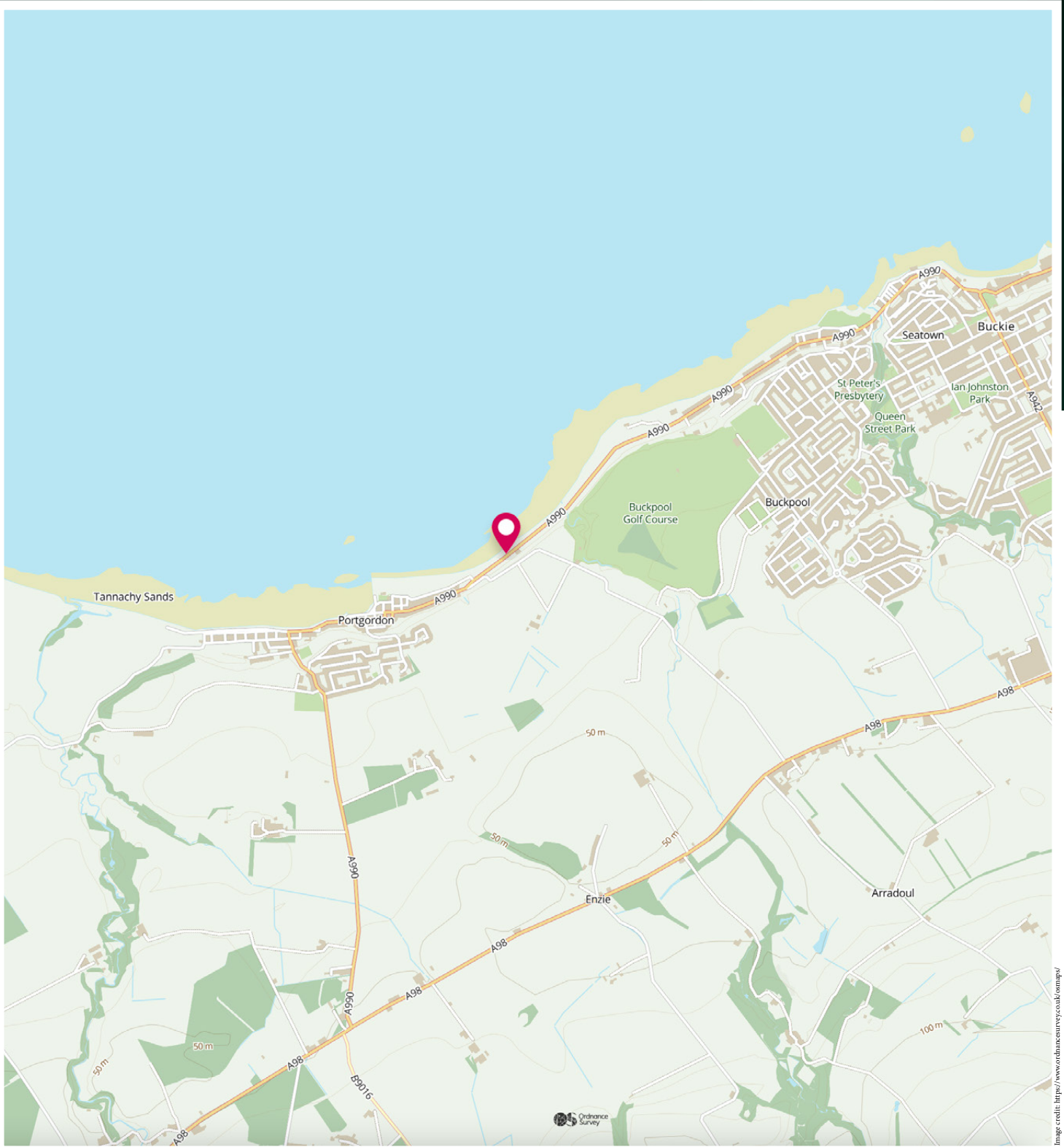
Portgordon, a quaint seaside village on the picturesque Moray Coast. Enjoy a short stroll to the shoreline, abundant with wildlife, from seals to dolphins and a variety of birds. Cross Street is conveniently close, offering easy access to the village center and primary school, while Buckie, just 3 miles away, provides secondary education.

Buckie itself is a bustling town with a working harbour, marina, leisure center, golf courses, and scenic beaches. The River Spey offers fantastic salmon and trout fishing opportunities. Schools, healthcare at “Ardach” Health Centre, shops, and various amenities enrich the area.

With an extensive bus network and rail access through Elgin, reaching Inverness and Aberdeen is effortless. Explore the beauty and community of Portgordon, where coastal charm meets convenience.

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# McEwan Fraser Legal

Solicitors & Estate Agents

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