# Derelict West Church Cottage to go under the hammer at £34,000 in Moray auction



A derelict cottage located south of Cullen has captured attention as it heads to auction, with bidding set to commence at an enticing £34,000. West Church Cottage, positioned in the picturesque Moray countryside, is classed as a two-bedroom home needing a full refurbishment. The cottage stands as an appealing project for prospective buyers, particularly those with a vision for renovation.

Situated in Deskford, the auction house Future Property Auctions has described the location as perfect for those wishing to explore the Moray Coast and the scenic landscapes of Speyside. The property holds significant promise. According to the auction house, “This is a great opportunity to purchase a derelict detached two-bed cottage, set in a beautiful location.” They added that, despite the extensive work required, it offers “terrific potential” and is likely to attract numerous investors eager to revamp the distressed property.

The auction is scheduled for June 12, running from 10 am to 3 pm. While specifics such as interior photographs or floor plans have not been disclosed, the cottage’s rustic charm and opportunity for transformation are evident, making it a noteworthy entry in the auction market.

Beyond West Church Cottage, several other properties in Moray will also be featured in the auction on the same day—most notably a three-bedroom home at 14 Cooper Street in Buckie, with an opening bid of £75,000, and a converted schoolhouse property at 30 Pringle Court, starting at £50,000. This highlights a growing trend towards auction properties in the region, reflecting an ongoing interest for both renovation enthusiasts and investors.

As interest in property auctions continues, listings in Moray, such as those found on auction platforms like Rightmove, are expanding. For instance, the two-bedroom cottage in Deskford is available with varying guide prices across different listings, indicating a competitive landscape for prospective bidders.

Auctioning presents not only a means to acquire properties at potentially lower prices but also the chance to invest in homes that can be personalised and brought back to life. As such, the appeal of West Church Cottage, along with other offerings in Moray, continues to reflect the allure of rural property ownership.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.pressandjournal.co.uk/fp/lifestyle/home-gardens/property/6775855/cullen-auction-fixer-upper/), [[2]](https://www.rightmove.co.uk/property-for-sale/Moray/auction.html)
* Paragraph 2 – [[1]](https://www.pressandjournal.co.uk/fp/lifestyle/home-gardens/property/6775855/cullen-auction-fixer-upper/)
* Paragraph 3 – [[5]](https://www.pugh-auctions.com/auction/521), [[2]](https://www.rightmove.co.uk/property-for-sale/Moray/auction.html)
* Paragraph 4 – [[1]](https://www.pressandjournal.co.uk/fp/lifestyle/home-gardens/property/6775855/cullen-auction-fixer-upper/), [[4]](https://www.acuitus.co.uk/property/4474/)
* Paragraph 5 – [[6]](https://www.acuitus.co.uk/property/4730/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.pressandjournal.co.uk/fp/lifestyle/home-gardens/property/6775855/cullen-auction-fixer-upper/> - Please view link - unable to able to access data
2. <https://www.rightmove.co.uk/property-for-sale/Moray/auction.html> - This page lists properties for sale in Moray through auctions, including a two-bedroom cottage in Deskford, Cullen, with a guide price of £43,000. The property is described as a derelict detached two-bedroom cottage set in a beautiful location, requiring full refurbishment but offering terrific potential. The auction is scheduled for June 12, 2023, from 10 am to 3 pm. The listing provides details about the property and the auction process, including contact information for the auction house.
3. <https://www.onthemarket.com/details/13570792/> - This listing features a charming two-bedroom cottage in a rural location near Keith, Moray, with a closing date set for June 21, 2024. The property is of non-traditional construction and overlooks rolling fields, offering a peaceful outlook while being close to Keith's amenities. The accommodation includes an entrance hallway, two bedrooms, a living room with a wood-burning stove, a kitchen, and a shower room. The property is surrounded by beautiful garden grounds, a gravelled driveway, and a timber garage.
4. <https://www.acuitus.co.uk/property/4474/> - This property is located in Buckie, Moray, approximately 52 miles east of Inverness and 57 miles north-west of Aberdeen. The property comprises a modern two-storey building, arranged as a ground-floor banking hall with ancillary accommodation to the rear. The first floor is accessed separately from Cluny Square and is in restaurant use. The property is situated on the south side of Cluny Square in Buckie town centre, benefiting from on-street car parking and proximity to various retailers and cafes.
5. <https://www.pugh-auctions.com/auction/521> - This is an online property auction scheduled for June 20th and 21st, 2023. The auction is actively receiving instructions for new lots, and interested parties are encouraged to check the website for updates. The auction offers a variety of properties, and the website provides details on how to participate, including creating a bidding account and viewing the catalogue of available lots.
6. <https://www.acuitus.co.uk/property/4730/> - This property is located in Elgin, Moray, approximately 40 miles east of Inverness and 65 miles north-west of Aberdeen. The site comprises 0.80 hectares (1.95 acres) and extends from close to the A96 to the north and the High Street to the south. The property is situated beneath the St Giles Shopping Centre, the main retail hub in Elgin town centre, with occupiers including Superdrug, Waterstones, and WH Smith. The property is offered as a ground rent investment.
7. <https://propertyauctions.news/june-2024/auction-property-deals-of-the-month-scotland/> - This article highlights auction property deals in Scotland for June 2024. It features a former restaurant with a self-contained flat in Tain, offering significant value-adding potential. The property requires refurbishment and is scheduled for auction on June 27, 2024, with a guide price of £150,000. The article provides details about the property, its location, and the auction process, including the auction date and guide price.