

STEWART & WATSON

your **complete** property & legal service

PLOTS 1 AND 2 AT COWHILLS, SPRINGHILL, BODDAM



2 Plots with Planning Permission in Principle

- Attractive country outlook
- Development opportunity
- Few minutes drive of Peterhead
- Services available nearby
- Extra land available by separate negotiation

Plot 1 – Offers Over £65,000

Plot 2 – Offers Over £70,000

www.stewartwatson.co.uk

LOCATION

Enjoying a superb rural location only a few minutes drive from Peterhead, these sites offer an excellent building opportunity with the option to purchase separately or both together with the option of additional land by separate negotiation.

These generous sites boast lovely views over the Buchan countryside.

GENERAL

Planning Permission in Principle has been granted for the erection of a detached dwellinghouse on Plot 1, Cowhills Farmhouse and Plot 2, Cowhills Steading.



Plot 1, Cowhills Farmhouse extends to approximately 0.85 acre.



Plot 2, Cowhills Steading extends to approximately 0.67 acre and also includes a paddock extending to an additional acre.



There is additional land which may be available by separate negotiation.

The plans may be viewed online:- www.aberdeenshire.gov.uk/planning - ref B/APP/2017/1961 and B/APP/2017/1964.

SERVICES

It is understood that mains water, electricity and telephone line nearby. Drainage would be to a soak away and septic tank.

It would be the responsibility of any prospective purchaser to satisfy themselves regarding connection to the services and costs involved.

Council Tax

Band N/A

EPC Banding

EPC= N/A

Entry

By arrangement

Viewing

Contact our Peterhead office – 01779 476351

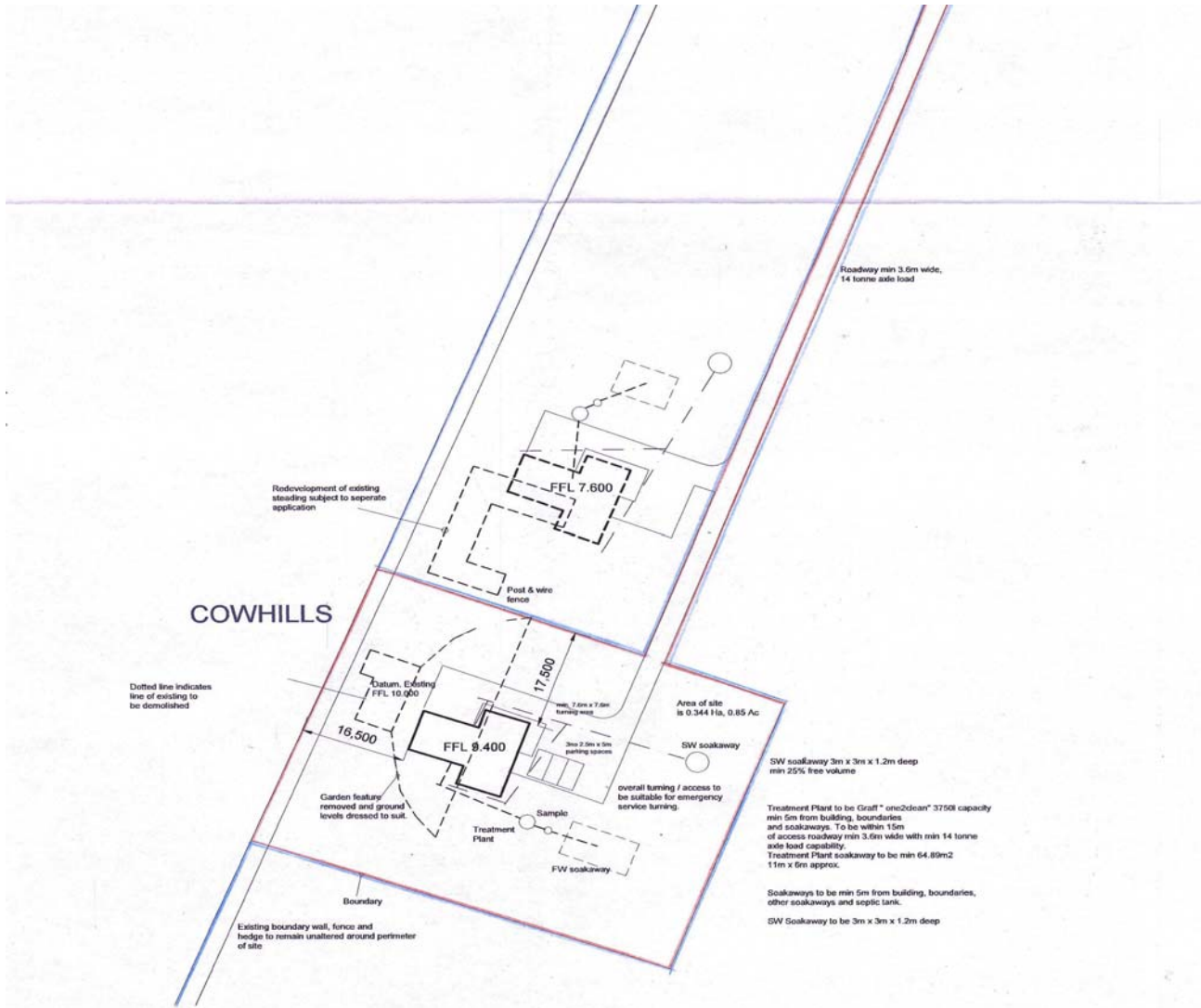
Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

SITE PLAN



LOCATION MAP



*This extract is produced with permission of Ordnance
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DIRECTIONS

From the center of Peterhead travel south in the direction of Aberdeen and turn right at the roundabout onto the bypass. Continue along for a short distance and take the road on the left signposted Upperton Industrial Estate. Follow this road for approximately 1 mile finding the track to the plots on the left hand side. Whilst vehicular access is possible, due to the current condition of the track this would be by the drivers own risk. Therefore pedestrian access is recommended by foot finding the site a few minutes' walk away.

Reference NH/HG

**FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Departments at any of our offices.**

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD
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