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PLOT AT NETHER HYTHIE MILL
MINTLAW, AB42 4HW



Building plot with planning permission

- Planning permission in principle
- Site incorporates former Mill
- Services close to site
- Open countryside views
- Rural location

Offers Over £45,000

www.stewartwatson.co.uk

GENERAL

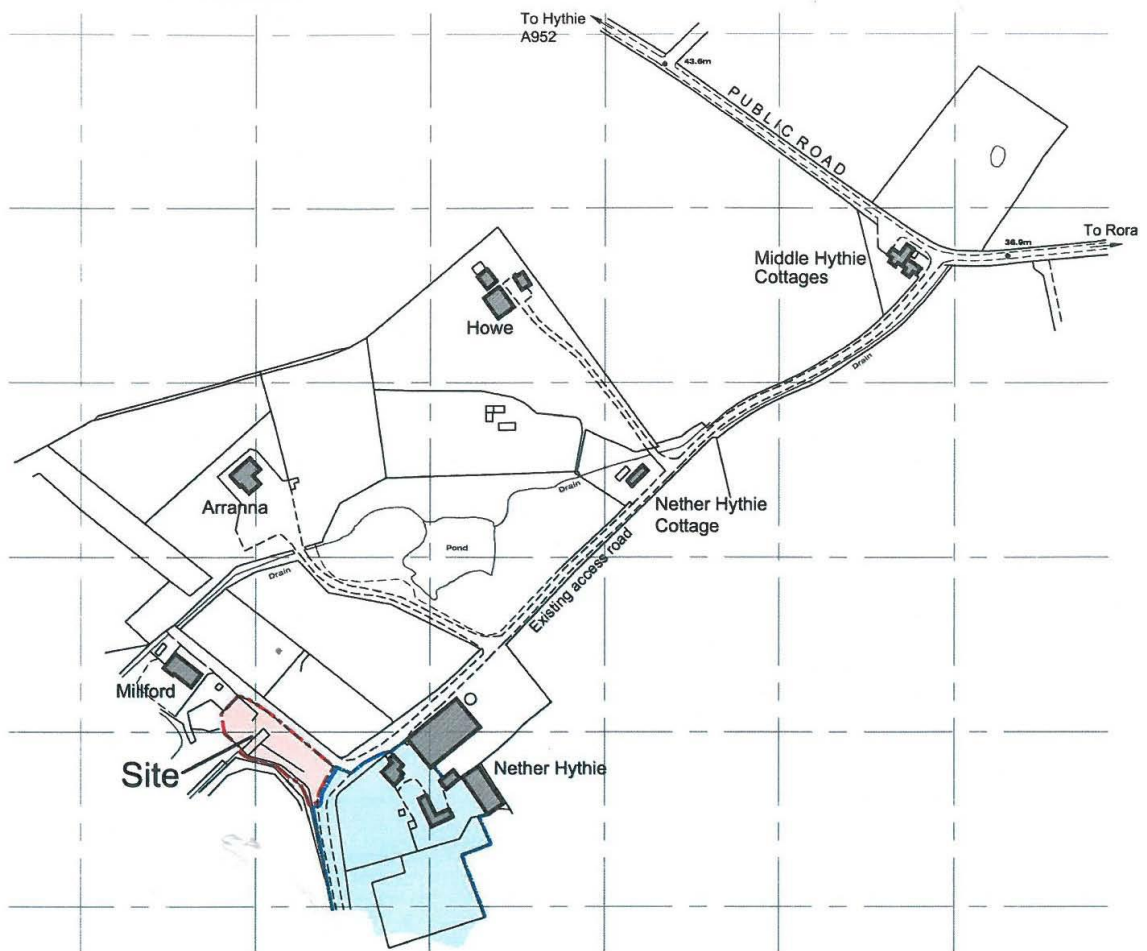
This good sized south westerly facing plot benefits from open countryside views towards Mintlaw and a view over a small lake. The plot is accessed over a private track serving other properties in the vicinity. Planning permission in principle for the erection of one house has been granted and can be viewed online at www.aberdeenshire.gov.uk/planning under the reference number 2023/0459. Electricity is close to the site and the sellers believe that there would be no problem connecting to a supply. In respect of water there is an existing pump house on the site that it is understood a branch pipe could be taken from. Purchasers would require to satisfy themselves that electricity and water could be accessed from the proposed supplies and to the costs of these connections.



Ruins of former Mill



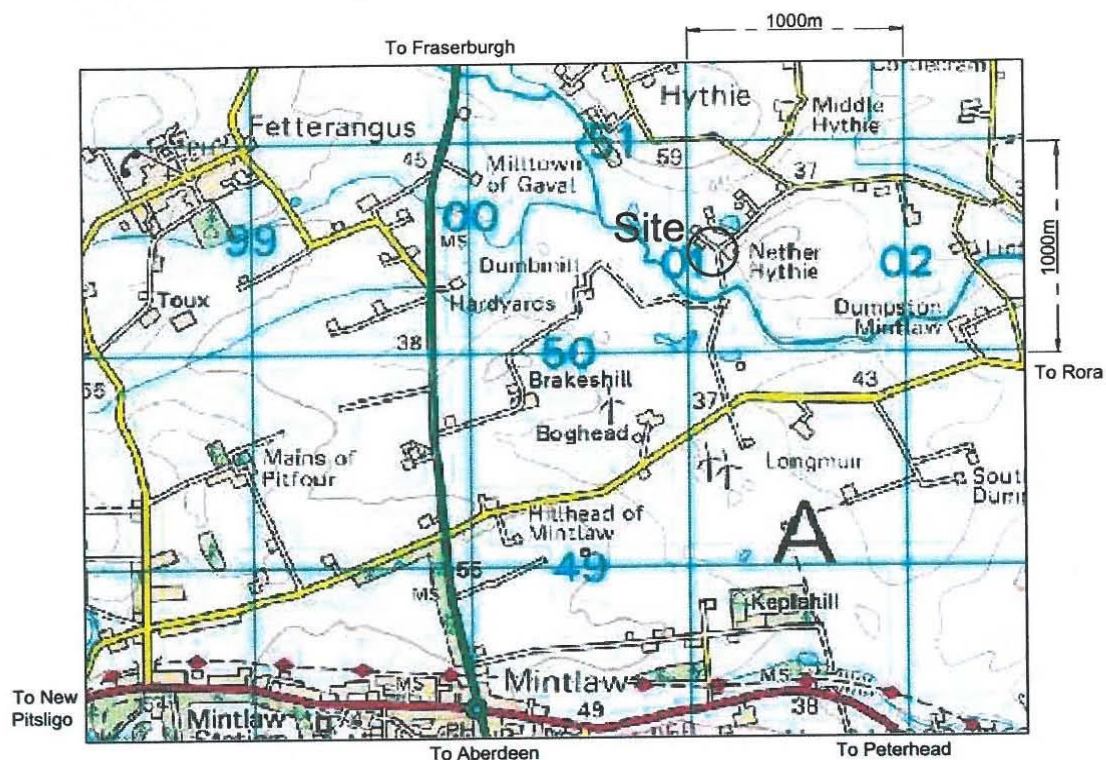
View of the lake



Location of plot



Site plan



(This extract is produced with permission of ordnance survey under licence 100032685)

Map of location of plot

Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338

Email

mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The site is located a short drive from Mintlaw, head northwards to Fraserburgh and take the right turn to Hythie and proceed along that road over the hill and down to the sharp left hand bend and take the track on the right marked 'Nether Hythie' travel down the track past the converted steading on the left and the plot is a little further down on the right opposite the walled garden of the Farmhouse.

The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, post office, filling-station with shop attached, garage, library, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 35 miles distant. There is the recently opened MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

Reference - CG

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department 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

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(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331