

# STEWART & WATSON

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## 2 BUILDING PLOTS, FERGUSON CRESCENT MINTLAW



### *2 Plots with outline planning permission*

- For sale separately or as one lot
- With direct access to public road
- Sheltered mature sites
- Mains services close to sites
- Close to all village amenities

***Price per plot – Offers over £75,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

These two good sized building plots each have the benefit of outline planning permission for the erection of house not to exceed 1 ¾ storeys in height.

## GENERAL

The sites are in a quiet sheltered location which will be accessed off Ferguson Crescent. In the meantime, access is from South Street. Planning permission has been granted and prospective purchasers can view details of the planning permission on Aberdeenshire Councils website [www.aberdeenshire.gov.uk/planning](http://www.aberdeenshire.gov.uk/planning) under reference number B/APP/2008/3912. All mains services are available outside the sites. Prospective purchasers will require to satisfy themselves in respect of the costs of connecting into those services.

As part of the planning permission, the owners of the site will require to form a pavement outside the sites. The eventual purchasers of the sites will also require to remove the existing wall along the frontage of the site and erect a new boundary wall along the rear boundary.

## LOCATION

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.

### Viewing

Strictly by appointment. Contact our Mintlaw Office – 01771 622338

### Email

Email: [mintlaw.property@stewartwatson.co.uk](mailto:mintlaw.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Mintlaw Office

**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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