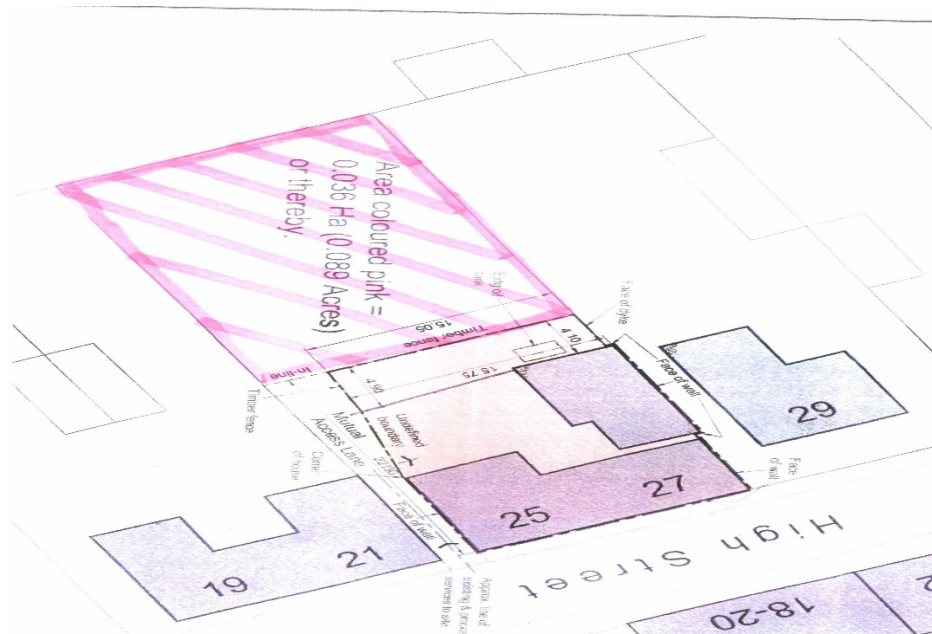


STEWART & WATSON

your **complete** property & legal service

PLOT AT REAR OF 25 HIGH STREET *New Deer AB53 6SX*



- With full planning permission
- Bordering open countryside to the rear
- Access driveway
- Mains services adjacent to site
- Popular village location

Offers over £48,000
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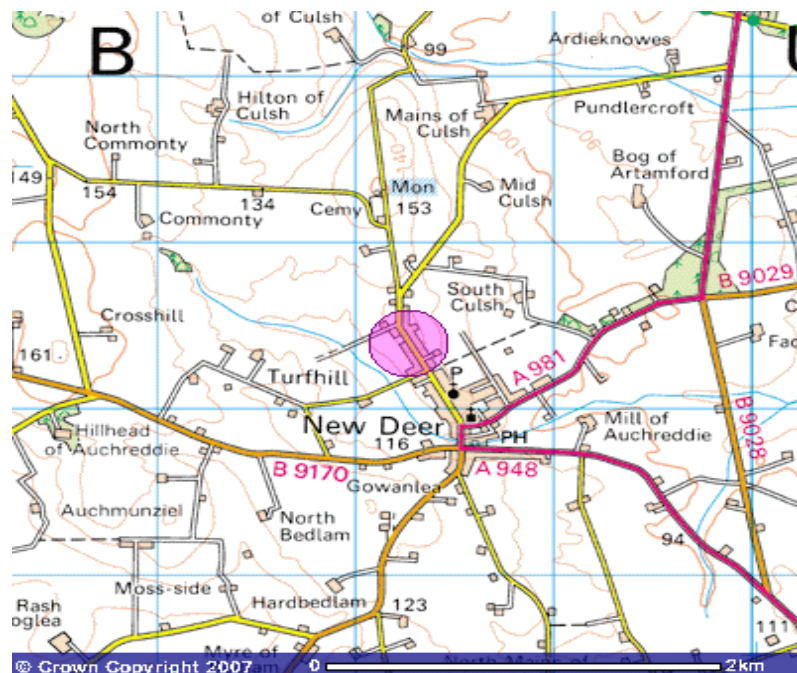
PLOT AT REAR OF 25 HIGH STREET, NEW DEER AB53 6SX

SITUATION

This building plot is tucked away behind number 25 High Street and borders on to open countryside at the rear. The village of New Deer lies midway between Peterhead and Turriff and boasts many local facilities including primary school, a number of local shops including a pharmacy, health centre, church and pubs. Secondary schooling is available at Mintlaw.

GENERAL

Full Planning Permission has been obtained for the erection of a 4 bedroomed house. Full details of the planning permission can be viewed online at www.aberdeenshire.gov.uk/planning under reference no B/APP/2008/4402. Given the village location mains services are believed to be readily available adjacent to the site



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Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338

Email

Email: mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The village of New Deer offers good amenities including a primary school, selection of local shops including a pharmacy, restaurant and public house, health centre, bank and a church.

Further facilities are available at either Turriff, Peterhead, Fraserburgh or Mintlaw, where 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 - HAB

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

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	Mon-Fri 2pm-5pm (01542) 840408
35 Queen Street Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street Huntly AB54 8DI	(01466) 792331