

# STEWART & WATSON

your **complete** property & legal service

## **PLOTS 1 & 2, MUIRYFOLD, GRANGE, BY KEITH, AB55**



*ARTIST IMPRESSION*

### *Two building plots in scenic location*

- Planning Permission now expired
- 5 Bedrooms, 1 Ensuite
- Double Garage
- Large Enclosed Garden
- Services Nearby

***Plot 1 – Offers over £75,000***

***Plot 2 – Offers over £70,000***

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

## TYPE OF PROPERTY

This is an ideal opportunity to purchase a well-proportioned house plot located in a scenic area of Grange. Full planning permission has been granted for 2 plots for a 5-bedroomed house with double garage. House Plot 1 extends to 2662m<sup>2</sup> (0.65 acres) and House Plot 2 extends to 2516m<sup>2</sup> (0.62 acres). The services are available close to the site and the seller is more than happy to meet any potential purchasers on site to run through matters with you.

## PLANNING PERMISSION

Full Planning Permission References 09/00135/FUL (House 1) and 09/00134/Ful (House 2) was granted on 4<sup>th</sup> March 2009. Although the planning permission dated 2009 has now expired, the sellers are confident Moray Council will renew the permission when applied for. It is anticipated that the successful purchasers will wish to lodge their own detailed application with the Council.

## SERVICES

The properties will be served by mains water, electricity and telephone connections which are located close by. Drainage will be private and located wholly within the site.

## Council Tax

The Council Tax band will be fixed by Local Authority on completion.

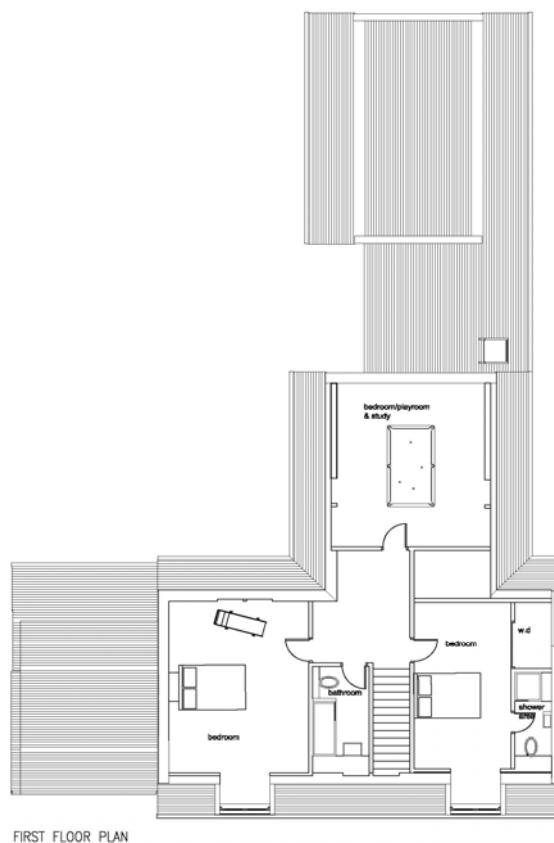
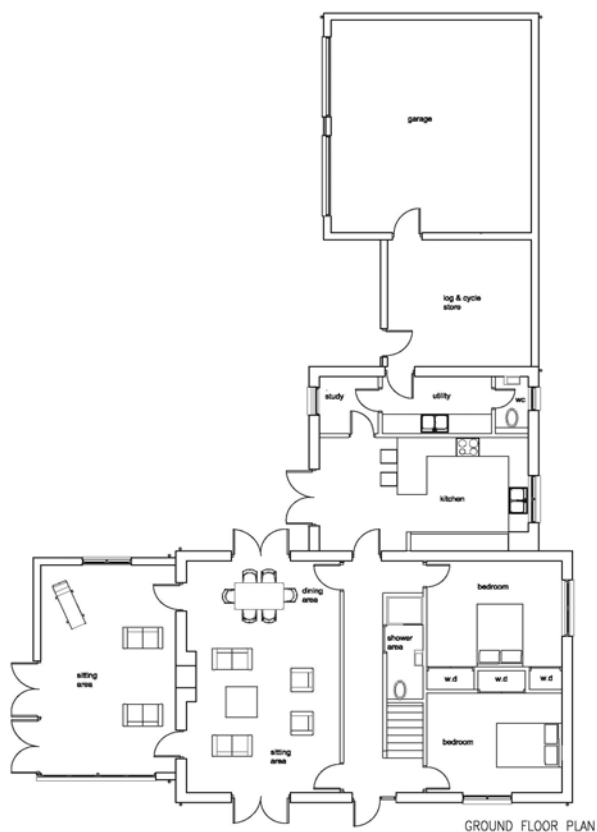
**Entry:** A suitable date of entry can be negotiated.

**Viewing:** Contact our Huntly Office on 01466 792331.

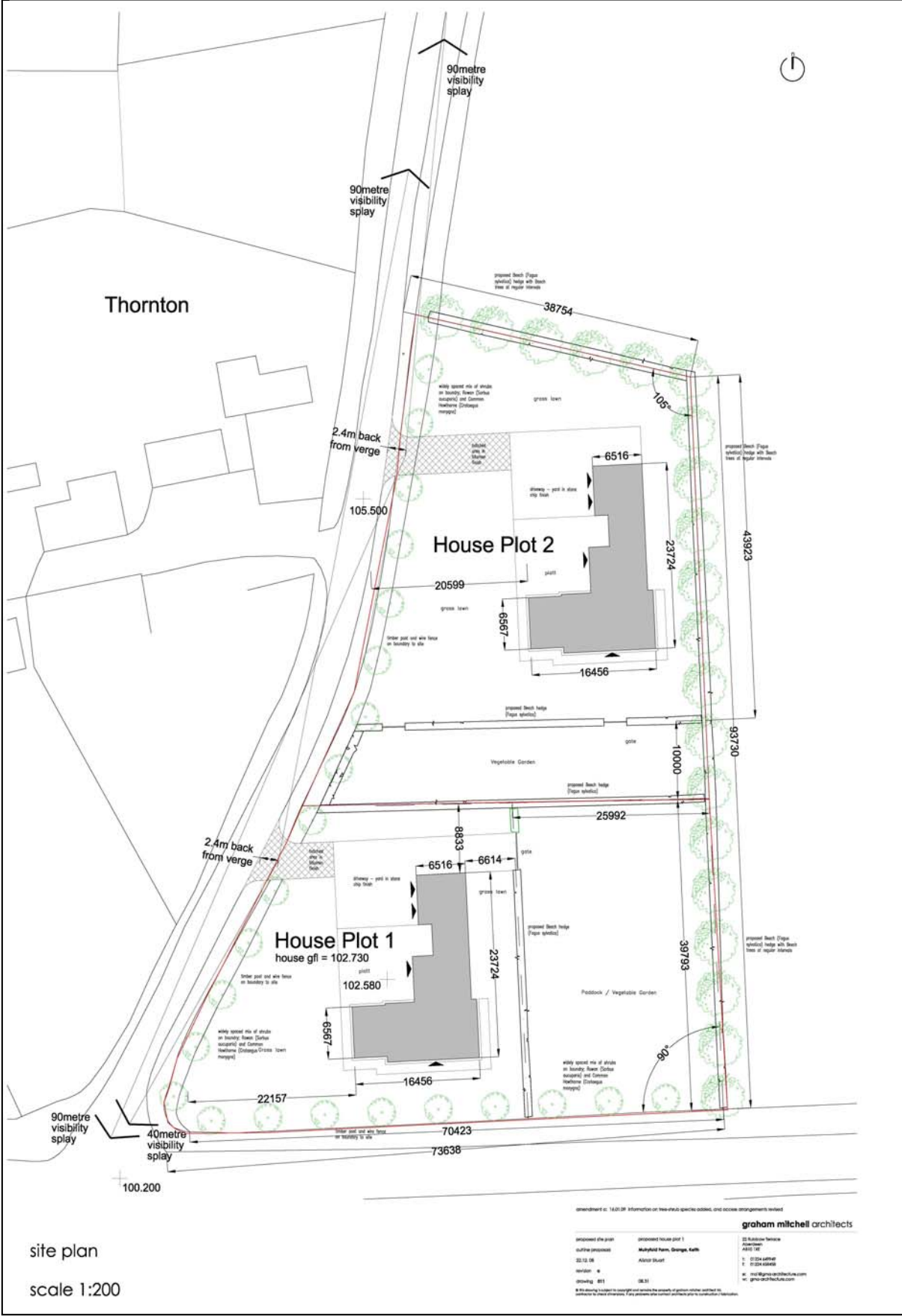
**Email:** [huntly.property@stewartwatson.co.uk](mailto:huntly.property@stewartwatson.co.uk)

## Offers

All offers should be submitted in writing to our Huntly office.



Ground & First Floor Plans



site plan  
scale 1:200

amendment to 14.02.08 information on fees/submit dates, and access arrangements revised

**graham mitchell architects**  
 prepared the plan: proposed house plot 1  
 outline proposed: **Mulholland Farm, George, Yorks**  
 22.02.08  
 version: 4  
 drawing: 011 28.31  
 22 Rotherham Avenue  
 Sheffield  
 S10 2JA  
 T: 0114 2664001  
 F: 0114 2664000  
 M: 07931 435411  
 W: grahammitchell.com  
 W: grahammitchell.com

We hereby certify that the above information is true and correct to the best of our knowledge and belief and is not intended to be relied upon for any other purpose.



## LOCATION

The plots are located approximately 3 miles from Keith. There are walks and hacks available in the surrounding area without having to go onto any main roads. Primary schooling is available at Grange Crossroads with secondary schooling available at Keith Grammar School. It is understood that school transport is provided.

Keith is a thriving town situated between Inverness and Aberdeen on the A96. It is equidistant from Inverness and Dyce Airports, both of which are accessible in approximately one hour. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. Keith is also a popular tourist town, with the Strathisla Distillery being one of the stops on the Whisky Trail.

## DIRECTIONS

From Keith take the A95 signposted to Banff for approximately 3 miles. You will see a turn off to the left to Edingight. The plots are located to the bottom of this road.

**Reference:** HUNTLY/BAA/MCD/F9/E17

**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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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 8DL	(01466) 792331