

# STEWART & WATSON

your **complete** property & legal service

## PLOTS 1, 2 & 3 KININMONTH, MINTLAW, AB42 4HR



### *3 Building Plots with outline planning permission*

- For sale individually
- Mains water, gas and electricity close by
- Sewerage to septic tanks
- Easy access to main road
- Rural location

*PRICE PER PLOT Offers over £80,000*

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

## PLOTS 1, 2 & 3 KININMONTH, MINTLAW AB42 4HR

### GENERAL

These three plots were issued with outline planning permission on 24th April 2015. Purchasers would be able to apply for a house style to suit their requirements and taste by submitting a detailed planning application. Full details of the outline planning permission can be found on the Aberdeenshire Council website under reference 2015/0525, 2015/0526 and 2015/0527 respectively.

Mains electricity and mains water are available nearby with other existing houses being in the vicinity. Sewerage will require to be to septic tanks within the individual plots.

### LOCATION

These plots are located a few miles north of the popular Buchan village of Mintlaw in a rural but not isolated location close to the main Aberdeen to Fraserburgh road. When heading northwards from Mintlaw turn off to the right before Kininmonth Primary School on the road sign posted Crimond and the plots are located immediately on the right behind Wallace Caravans Sales depot. The sites are conveniently located for commuting to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 35 miles to the south.

### Entry

By arrangement

### Viewing

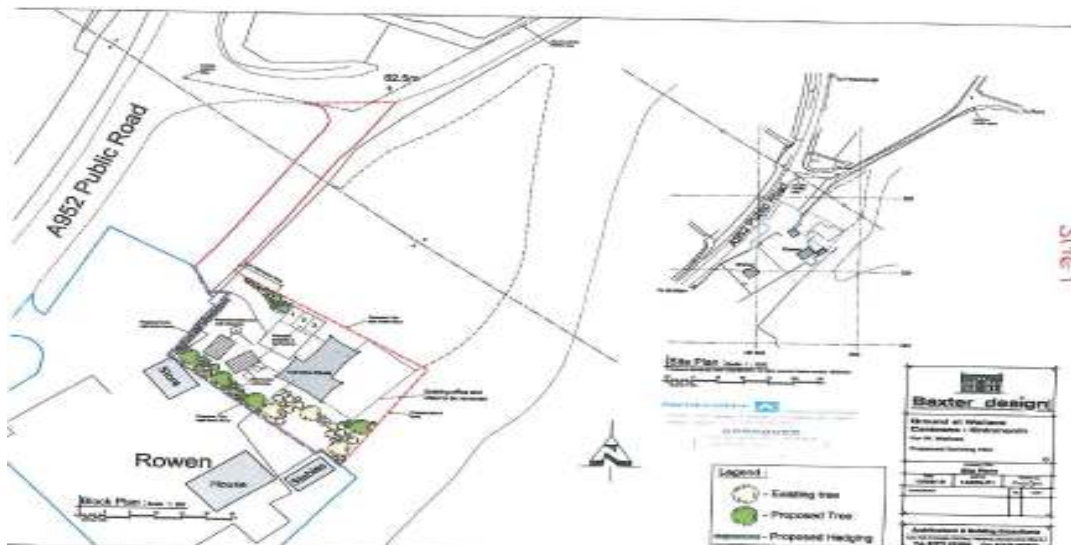
Contact our Mintlaw office – 01771 622338

### Email

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

### Offers

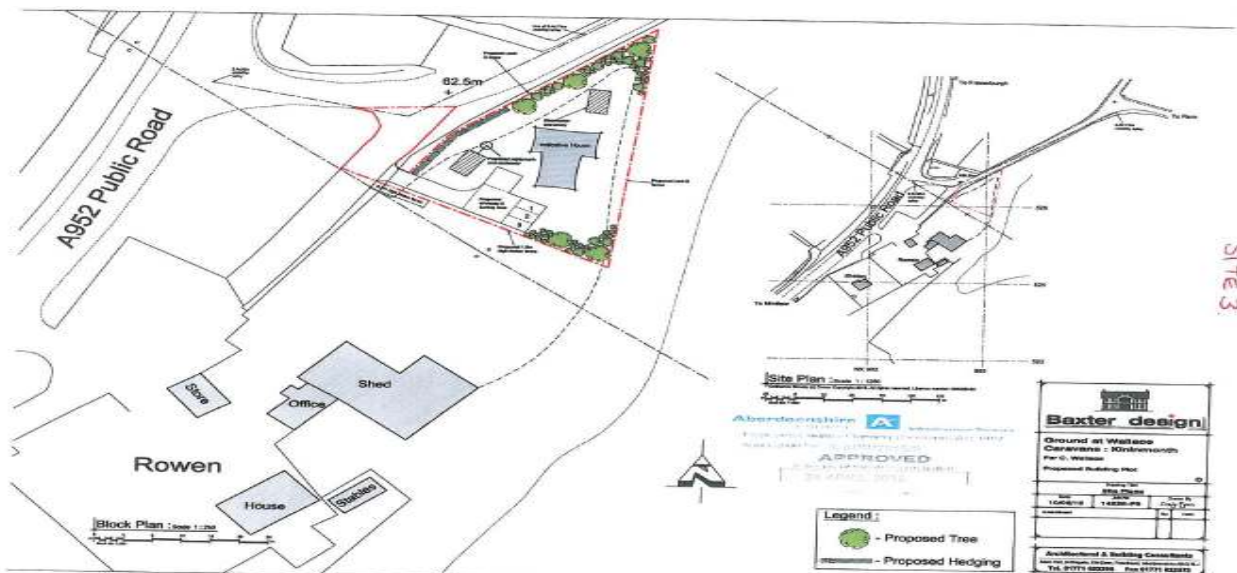
All offers should be submitted in writing to our Mintlaw



Site 1



Site 2



Site 3

**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 8DL	(01466) 792331