

**SITE AT NETHER SEA VIEW  
KNOCKHILL AB45 2HJ**



***Building Plot with Full Planning Permission***

- Full Planning Permission for
- 4 Bedroomed Detached Property
- Detached Garage & Centre Courtyard
- Tranquil Rural Location
- Stunning Views including the Moray Firth

***Offers Over £110,000***

## SITE AT NETHER SEAVIEW, KNOCKHILL, AB45 2HJ

### TYPE OF PROPERTY

A unique opportunity has risen to purchase a Building Plot with full Planning Permission within a superb rural location. Planning Permission has been granted for the erection of a palatial 4 Bedroomed House with centre Courtyard, Detached Garage and Tennis Court. Details of the Planning Permission and the Conditions attached can be viewed at the Banff Property Shop.

### LOCATION

This unique site is located just off the A95 near Glenbarry. Primary schooling is available at Ordiquhill or Aberchirder Schools and the catchment's area for secondary schooling is Banff Academy, however children may be able to attend The Gordon Schools in Huntly by request. Further leisure, recreational and shopping facilities are available in Banff, Turriff and Huntly, all within easy reach. Railway connections are available at Huntly and Keith giving access to the larger cities of Aberdeen and Inverness.

### Council Tax

To be assessed.

### Entry

By arrangement



### Email

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

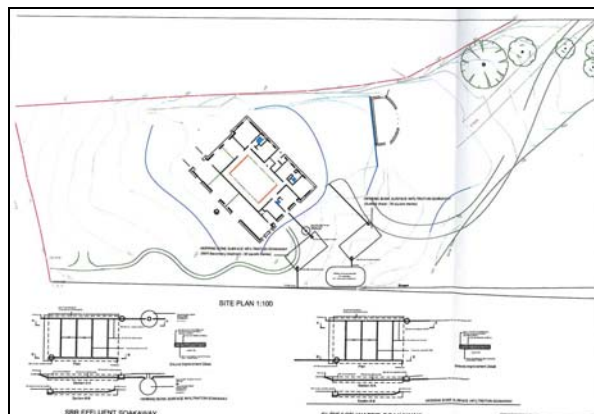
### Offers

All offers should be submitted in writing to our Banff Office

### DIRECTIONS

From the Banff Property Shop take the Huntly Road; continue on this road turning right (opposite "Still Cottage"), 100 metres before the Glenbarry Garage Continue down this road for 1 mile and follow road round to the right for another ¼ mile. The property is 1<sup>st</sup> left after "Seaview Croft".

### Reference Banff/PC/JC



*Architects Plan of the proposed build.*

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331