

# STEWART & WATSON

your **complete** property & legal service

## **PLOT AT TOUX** *FETTERANGUS, AB42 4LX*



### *Building plot with planning permission*

- Outline pp granted, an application for full planning permission is pending
- Open countryside views
- Edge of village location
- Services close to plot
- Deferred payment option available

***Offers Over £60,000***  
***www.stewartwatson.co.uk***

## **GENERAL**

The plot is in a rural location on the edge of Fetterangus with open countryside views. The plot has outline planning permission for the erection of a dwelling house, An application is pending for Full Planning Permission. Services are believed to be close by and interested parties should make their own enquiries regarding connection. A private water supply will be available on site and drainage will be to a septic tank to be installed by the purchasers.

Additional land may be available by separate negotiation.

The seller is willing to accept an option for deferred payment if the purchaser should require. The purchaser would require to pay a 10% non refundable deposit on conclusion of missives with the balance of the purchase price to be paid within 12 months.

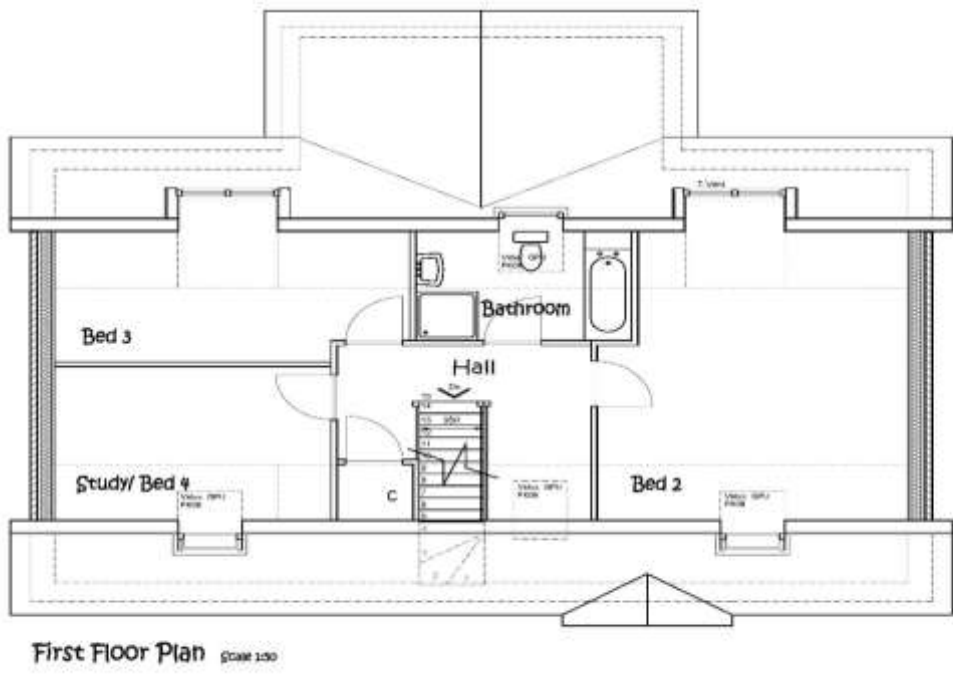
Planning permission details can be viewed on the planning section of Aberdeenshire Councils Website [www.aberdeenshire.gov.uk/planning](http://www.aberdeenshire.gov.uk/planning) as follows: APP/2017/0522, Pending application for Full Planning Permission as follows - APP/2020/0215.



**View from the plot**



**Overlooking the plot**



**PROPOSED ELEVATIONS for application APP/2020/0215**

## Entry

By arrangement

## Viewing

Contact our Mintlaw office – (01771) 622338

## Email

mintlaw.property@stewartwatson.co.uk

## Offers

All offers should be submitted in writing to our Mintlaw office

## LOCATION

The plot is located on the edge of the village of Fetterangus which is approximately 3 miles north of the village of Mintlaw. From Mintlaw head west on the A950 towards New Pitsligo and after approximately 1 mile at the sign post for Fetterangus turn right, at the crossroads go straight on and after approximately 1 mile you will find the entrance to Toux Farm on the right, continue down the farm road for approximately 1/2 a mile and you will find the plot sign posted with Stewart & Watson's for sale sign on your right.

The village of Fetterangus offers a local primary school, church and public house. The Aberdeen bus service calls in the village at certain points during the day. The village lies close to the ever expanding village of Mintlaw, Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including 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 29 miles distant. There is the 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 - CG

**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 1pm – 4pm | (01542) 840408 |
| 35 Queen Street, Peterhead AB42 1TP                | (01779) 476351 | 17-19 Duke Street, Huntly, AB54 8DL                 | (01466) 792331 |